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TORONTO OFFICE REPORT - 1976

Introduction

The objective of this report is to summarize the activities of the Central Mortgage and Housing Corporation during the year prior to the introduction of the Housing Act in our corporation's efforts to assist the Government in its housing policy.



CENTRAL MORTGAGE AND HOUSING CORPORATION

1976 ANNUAL REPORT

TORONTO OFFICE

Conclusion

A number of developments have occurred in the past year which will affect the future of the Central Mortgage and Housing Corporation. The most significant of these is the introduction of the Housing Act, which will change the way in which we do business. We are committed to working with the government to ensure that the changes are positive and that they will benefit all Canadians. We are also continuing to work on the ongoing development of new and improved services.



TORONTO OFFICE REPORT - 1976

Introduction

The objective of this report is to briefly describe our accomplishments over the last year in the principal programs under the National Housing Act in our territory which encompasses Metropolitan Toronto and the Regional Municipalities of York and Peel.

1976 opened with uncertainty, the Toronto and area market being influenced by several difficult conditions. A combination of high mortgage rates, a low level of demand for certain housing types and an overall lack of buyer confidence in the short term economic prospects resulted in a relatively slow housing market. This slowness affected both existing real estate as well as sales of new homes which were down considerably resulting in relatively high inventories of newly completed and unoccupied units, particularly apartment condominium. The rental vacancy rate continued, as it has for several years, at approximately 1%. Interest rates and rent controls hindered the continuing development of new rental accommodation.

Accomplishments

A substantial contribution was made through the National Housing Act in the provision of shelter for the people of Toronto and environs. There were 23,328 housing units started in this area in 1976 of which 12,933 units, or in excess of 55% of the housing starts were made under various provisions of the Act. This represents an increase of approximately 10% in our share of the market over 1975.

The following table outlines the impact of our principal programs. A brief outline of these programs is appended.

HOUSING PRODUCTION UNDER PROGRAMS OF THE NHA
(Commitments)

Location	AHOP Assisted Home Ownership Program	ARP Assisted Rental Program	Public Housing	Non- Profit Co-op Housing		Non- Profit Housing		Start Up Funds	
	Units	Units		Units	Beds	Units	Beds	\$	Pot'l unit/ beds
Toronto	34	61	321	67	6	949	312	148,100	1023
York	-	-	273	-	-	-	-	-	-
E. York	-	-	-	-	-	-	-	-	-
N. York	1120	-	275	-	-	-	-	-	-
Etobicoke	4	309	-	-	-	194	-	-	-
Scarborough	999	-	665	108	-	371	207	-	-
Mississauga	1581	150	-	85	-	-	-	7,600	185
RM York	108	-	26	-	-	-	-	-	-
RM Peel	53	-	18	-	-	-	-	-	-
Brampton	1430	-	-	-	-	-	-	-	-
TOTALS	5329	520	1578	260	6	1514	519	155,700	1208

In addition to our approval of 5849 units under AHOP and ARP, as indicated in the Table, we also insured loans for 5069 new units and for 1366 existing properties in 1976.

Our participation, with the Province and the various municipalities, in rent-geared-to-income accommodation included 1578 units of new PUBLIC HOUSING as well as the approval of an additional 692 units under the RENT SUPPLEMENT PROGRAM.

Of the 2299 units and beds approved under our NON PROFIT and CO-OPERATIVE HOUSING PROGRAMS approximately half is intended for family accommodation and the remainder for senior citizens. In addition to the \$48.5 million in funds provided under these two programs in 1976, an amount of \$155,700 in Start-up Funds was provided to various non profit groups to assist in the initiation of future projects. Approximately two thirds of the 1976 non profit activity involved the construction of new units and one third of the activity was directed to the acquisition and renovation of existing properties. NON PROFIT RRAP (rehabilitation) grants totalling \$1.5 million (647 units, 161 beds) provided additional subsidies

for the existing properties. Two non-profit housing resource groups also received grant funding totalling \$142,000 through CMHC's COMMUNITY RESOURCE ORGANIZATION PROGRAM. These groups provide expertise to the private non profit sponsors in developing their housing proposals for funding by CMHC.

We have helped to improve the existing community through the designation of four new areas under the NEIGHBOURHOOD IMPROVEMENT PROGRAM (three of which are in the City of Toronto, one in Richmond Hill) with financial commitments amounting to \$2.932 million. These commitments bring the total to 14 active NIP areas, at various stages of progress (ten in the City of Toronto, three in the Region of York and one in Etobicoke). During 1976, \$199,000 in loans and grants under the municipal RRAP program were provided for the rehabilitation of some 24 units within these areas. It is expected that the activity in this program will increase to the level of approximately \$650,000 in 1977.

Loans and grants amounting to \$29.3 million and \$2.7 million respectively were provided to assist in the financing of 28 SEWAGE TREATMENT PROJECTS. Further, to ensure an adequate water supply to accommodate anticipated growth, we committed two loans amounting to \$10.227 million and approved eight grants for a total of \$3.051 million for WATER SUPPLY PROJECTS within the office territory, as indicated below.

MUNICIPAL INFRASTRUCTURE COMMITMENTS

(\$000's)

Municipal System	W A T E R Grant	Loan	Sanitary Grant	Sewerage Loan	Storm Sewerage Grant	Regional Water Study Grant
York-Durham *	-	-	-	27,563	-	-
South Peel *	-	10,277	-	1,457	-	-
Metro Toronto	3,004	-	2,363	285	-	12
Reg. of Peel	-	-	287	-	-	-
Reg. of York	47	-	-	-	-	-
Scarborough	-	-	-	-	19	-
TOTAL	\$3,051	\$10,277	\$2,650	\$29,305	\$19	\$12

*Represent major systems which are being developed by the Ontario Ministry of Environment.

Within the built-up areas of Metropolitan Toronto, the supply of land for future development of approximately 2300 housing units on 22 acres has been made possible with the commitment of 10 loans totalling \$7.62 million under Section 42 LOANS FOR LAND ASSEMBLY. A further 166 acres in the Malvern area of Scarborough are to be serviced for future development in partnership with the province under Section 40 LAND ASSEMBLY. The 75% CMHC share amounts to nearly \$12 million and the land will provide for approximately 1200 units as well as schools, parkland and open space.

The MUNICIPAL INCENTIVE GRANT PROGRAM was introduced in 1976. The initial response has been favourable with notices of anticipated grant applications for \$2.55 million representing 2550 housing units.

AS FAR AS 1977 IS CONCERNED, lower interest rates as well as increased assistance for modest rental and homeowner accommodation, recently announced by the Province in support of existing Federal programs, will provide opportunities for increasing the supply of affordable housing. It goes without saying that the Toronto office will continue to assist its various client groups in the achievement of our common objectives.

NON PROFIT HOUSING (Section 15.1)

100% mortgage financing to non profit organizations who provide housing for low and moderate income families, senior citizens and special purpose groups. The mortgage is at 8% with a Federal Contribution of 10% deducted from the repayable loan.

CO-OPERATIVE HOUSING (Section 34.18)

100% mortgage financing to a group of families and individuals who form a non-profit co-operative. The housing is occupied, administered, and maintained by the members of the co-operative. Ownership is by the co-operative as a whole, on a non-profit basis.

START-UP FUNDS (Section 37.1)

Funds up to \$10,000 that are made available to non-profit housing corporations and co-operatives to help them initiate housing projects. Funds are used to organise the group, develop designs and calculate project costs.

ASSISTED HOME OWNERSHIP PROGRAM (AHOP - Section 34.16)

Assistance under AHOP is available to any household of two or more persons purchasing new homes priced within AHOP limits.

AHOP arrangements provide two types of financial support. All purchasers, regardless of income, are eligible for loan assistance to reduce their mortgage interest rate to 8 per cent. For those with children and needing additional help to reduce their monthly payments to 25 per cent of income, outright subsidies of up to \$750 are also available during the first year.

ASSISTED RENTAL PROGRAM (ARP - Section 14.1)

The purpose of ARP is to stimulate the production of moderately-priced rental housing by providing builders with financial assistance (loans of up to \$1,200 per unit annually, and interest free for at least ten years) to bridge the gap between the rents they would have to charge and what they could actually expect to receive.

NEIGHBOURHOOD IMPROVEMENT PROGRAM (NIP - Section 27.1)

A program under which the Corporation may make a contribution and loans to a Municipality to improve the amenities of neighbourhoods and the housing and living conditions of the residents of such neighbourhoods.

RESIDENTIAL REHABILITATION ASSISTANCE PROGRAM (RRAP - Section 34.1)

A program under which the Corporation may make a loan (part or all of which may be forgiven) to a homeowner or landlord in NIP and specially designated areas, or to a non-profit corporation, to assist in the improvement and repair of sub-standard dwellings.

LAND ASSEMBLY (Section 40)

A program under which the Corporation may finance the acquisition and servicing of land for housing purposes in a cost sharing agreement whereby 75% of the capital cost is borne by the Federal government and the remainder by the Provincial partner. Proceeds of land sales are shared on the same basis.

LOANS FOR LAND ASSEMBLY (Section 42)

A program under which the Corporation may make a loan to a province, municipality, or public housing agency to assist in the acquisition and servicing of land for housing purposes.

PUBLIC HOUSING (Section 43)

A program under which the Corporation may make a loan to a province, municipality or public housing agency, for the construction or acquisition of a public housing project.

RENT SUPPLEMENT PROGRAM (Section 44)

A program under which the Corporation may contribute up to 50% of the operating losses of public housing, including leased units.

LOANS FOR SEWERS AND WATER PROJECTS (Section 51)

A program under which the Corporation may make a loan (part of which is forgivable) to a province, municipality or municipal sewerage corporation to assist in the establishment or expansion of sewage treatment facilities and, in order to encourage residential development of previously undeveloped areas, to assist in the construction or expansion of water supply projects and construction of storm sewer systems.

GRANTS FOR SEWER AND WATER PROJECTS (Section 52.1)

A program under which the Corporation may make a grant for a project described above even if no loan is made by the Corporation.

GRANTS FOR REGIONAL SEWERAGE/WATER PLANS (Section 52.3)

A program under which the Corporation may contribute 50% of the cost of the preparation of a comprehensive plan for the development of sewerage facilities or development or improvement of water supply services in a region of the province.

MUNICIPAL INCENTIVE GRANT PROGRAM (Section 56.2)

A program under which the Corporation may contribute a federal grant of \$1,000 per eligible housing unit to a municipality to encourage the development of more land for modest size housing at medium density.

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Government
Publications



CMHC

Central Mortgage
and Housing Corporation

Société centrale
d'hypothèques et de logement

Honourable André Ouellet
Minister of State
for Urban Affairs

CENTRAL MORTGAGE AND HOUSING CORPORATION

1977 ANNUAL REPORT

TORONTO OFFICE



CENTRAL MORTGAGE AND HOUSING CORPORATION

1977 ANNUAL REPORT

TORONTO OFFICE



Central Mortgage
and Housing Corporation

Toronto Office

Société centrale
d'hypothèques et de logement

Bureau de Toronto

CENTRAL MORTGAGE AND HOUSING CORPORATION

ANNUAL REPORT - 1977
AND
TORONTO OFFICE REPORT - 1977

We are enclosing a copy of the Annual Report of Central Mortgage and Housing Corporation for 1977.

We hope you will find it useful and informative. If you have any questions about the Annual Report, or any other aspects of CMHC operations, please do not hesitate to call on us.

We are also sending you, again this year, a more particular account of our activities within the jurisdiction of this branch during the past year.

We have tried to include all of the information which might interest you, including the total number of houses committed in this area in 1977 - those committed for various income groups, for senior citizens, and others with special needs - housing provided for under the National Housing Act and the various federal housing programs - participation of private lenders, non-profit organizations and municipal government.

In addition to this housing information, we have attempted to give you some account of the involvement of CMHC and the Federal Government in rehabilitation and neighbourhood improvement, the installation, extension and improvement of sewage treatment and water facilities, and the public assembly of land.

We have produced our local Annual Report this year as a supplement to the national Annual Report in the hope of reinforcing our good relations and improving our communications within the community.

I would be very pleased to have your comments and advice about either the form or the content of these two reports.

Yours sincerely,


J. W. Sanderson
Manager

Encls.

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TORONTO OFFICE REPORT - 1977

Introduction

The objective of this report is to briefly describe the Toronto Branch accomplishments over the past year in the principal programs under the National Housing Act. In 1977 the Toronto Branch territory included Metropolitan Toronto and the Regional Municipalities of York and Peel.

Lower interest rates and no shortage of mortgage funds resulted in a slight increase in activity in the Toronto housing market in 1977. The gains were primarily accounted for by an increase in the starts of rental apartment structures. Starts of single and semidetached houses increased only marginally in 1977. Both new and resale house prices remained stable. Growing buyer resistance to highrise condominium tenure has meant continued high inventories of unsold units. The rental market in the Toronto Branch territory remained very tight. The overall vacancy rate hovered around 1% as it has for the past few years. Table 1 below shows the starts activity by house type for 1977.

TABLE I
STARTS BY HOUSE TYPE - 1977

Municipality	Single	Semi	Row	Apt	Total
Metro Toronto	1,510	1,276	2,123	9,567	14,476
R.M. of Peel	2,151	2,268	3,193	2,049	9,661
R.M. of York	1,048	244	216	397	1,905
Total	4,709	3,788	5,532	12,013	26,042

These figures represent an increase of approximately 2,500 units over 1976. Higher starts for rental apartment units were the major factor affecting this increase. Of the total of 26,042 units started, 15,815 or 61% of these homes were financed under the National Housing Act.

Table II outlines the impact of the Corporation's principal programs on the Toronto area housing market.

TABLE II
HOUSING COMMITMENTS UNDER PROGRAMS OF THE NHA

Location	Assisted Home Ownership Program	Assisted Rental Program	Public Housing	Non-Profit Housing		Non Profit Co-op Housing	Start-up Funds	
	Units	Units	Units	Units	Beds	Units	\$	Pot'l U/B
Toronto	158	1,279	641	454	58	618	93,700	260
York	-	-	-	-	-	-	-	-
E. York	-	-	-	-	-	-	-	-
N. York	644	1,396	301	63	24	-	-	-
Etobicoke	500	455	498	128	-	-	4,300	15
Scarborough	1,723	1,401	-	180	-	30	-	-
Mississauga	493	2,096	60	198	-	80	10,000	100
Brampton	1,335	445	-	-	-	-	-	-
R.M. of York	60	158	100	92	-	-	500	100
TOTALS	4,913	7,230	1,600	1,115	82	728	108,500	475

The Toronto Office provided assistance to 4,206 home purchasers under the interest reduction assistance in AHOP. Loans for 1,925 units and beds for low income families and loans for 2,004 senior citizen units were also made. In addition to approving 12,143 units under the AHOP and ARP programs, the Toronto Office also issued loans for 4,807 new units and 4,495 existing properties.

Private lender capital increased by 59% over 1976 with the primary activity being under the Assisted Home Ownership Program and the Assisted Rental Program. Increasing use was also made of rent-to-income subsidies with approximately 1,000 units committed under the various rent-to-income programs.

Of the 1,925 units and beds approved under our Non Profit and Co-operative Housing Programs approximately four fifths or 79% is intended for family accommodation and the remainder for senior citizens. In addition to the \$65.5 million in funds provided under these two programs in 1977, an amount of \$108,500 in Start-up Funds was provided to various non profit groups to assist in the initiation of future projects. Approximately 90% of the 1977 non profit activity involved the construction of new units and 10% of the activity was directed to the acquisition and renovation of existing properties. Non Profit RRAP (rehabilitation) grants totalling \$.7 million (200 units, 58 beds) provided additional subsidies.

In 1977 CMHC made funding available for the first phase of the St. Lawrence project in downtown Toronto. This project will provide a mix of housing, schools, and communal facilities on a site previously used for scrap yards and warehouses, and parking lots. In total, 5 loans were made to non profit cooperatives and the City of Toronto's non profit housing corporation for the construction of 695 units. With a total value of 28.9 million dollars, the housing will accommodate a mix of low and moderate income residents. Occupancy will begin in Spring 1979.

Community Revitalization

There are now 4 municipalities with 16 neighbourhoods involved in the Neighbourhood Improvement Program and in 1977 loans were made to rehabilitate 83 units under Section 34.1 NHA.

Municipality Neighbourhood	RRAP Loans Committed	
	1976	1977
Toronto	25	54
Etobicoke	-	2
Richmond Hill	-	14
E. Gwillimbury	10	13

Land and Infrastructure

Under the provisions of the NHA providing loans for servicing and acquisition of land for residential purposes and the building and extension of sewage treatment plants and facilities, \$45,966,000 of loans were made in 1977. Table III below shows the breakdown for the Public Housing, Land Assembly and Infrastructure Programs.

TABLE III

LOANS AND GRANTS COMMITTED FOR LAND AND INFRASTRUCTURE SERVICES
(\$000s)

Location	Section 40	Section 42	Section 51 - Loans		
			S.T.P.	Trunk and Storm Sewer	Water
Metro Toronto	-	-	6,465	-	2,531
Min. Environment	-	-	29,996	-	702
R.M. of Peel	-	-	626	-	-
R.M. of York	-	-	-	-	331
Section 52.1 - Grants					
Metro Toronto	-	-	2,856	-	2,548
R.M. of York	-	-	226	-	11
R.M. of Peel	-	-	147	13	1,108
Bor. Scarborough	-	-	-	235	-
Town of Vaughan	-	-	16	-	66
City of Toronto	-	4,047	-	-	-
Bor. Scarborough	8,954	-	-	-	-

Table IV below shows the activity under the Municipal Incentive Grant Program. In the Toronto Office territory three municipalities received grants on a total of 516 units.

TABLE IV
MUNICIPAL INCENTIVE GRANT

Location	Units
Scarborough	39
Brampton	313
Mississauga	164

With the possible exception of apartment rental construction, which is expected to maintain its gain, activity in the Toronto area housing market is not expected to increase significantly in 1978. Considering the unstable economic climate and the prospect of higher interest rates in the near future, total housing starts will remain stable. The Toronto Office of CMHC will continue in its efforts to provide modest affordable housing in 1978. Attached is a summary of the major programs administered by Central Mortgage and Housing Corporation.

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Publications

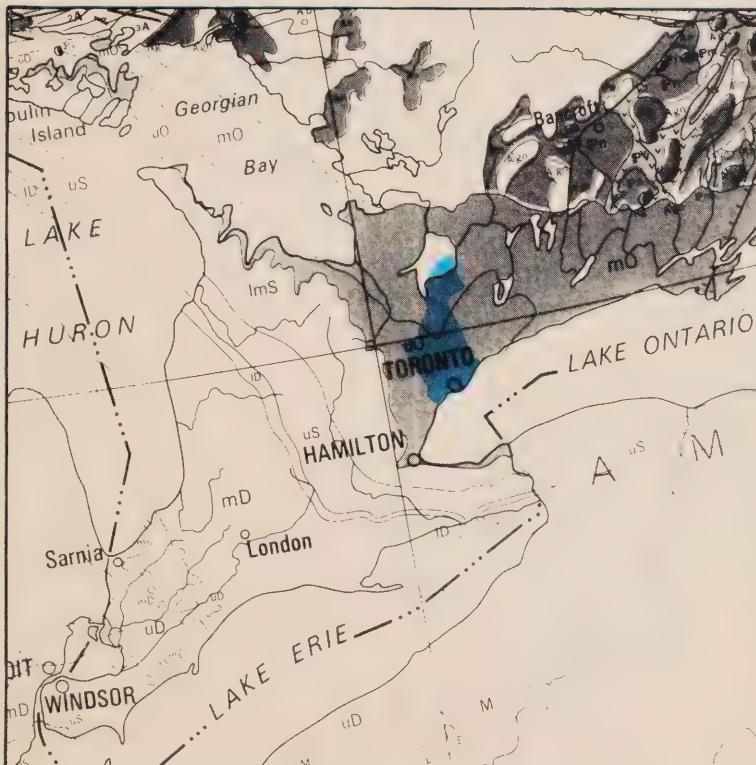
CMHC



Central Mortgage
and Housing Corporation

Société centrale
d'hypothèques et de logement

1978 ANNUAL REPORT



TORONTO OFFICE



A

ONTARIO
REGION
OVERVIEW

1978: CMHC IN ONTARIO -- AN OVERVIEW

1978 was a year of change and adjustment both in federal government housing policy and in the programs delivered by Central Mortgage and Housing Corporation in its implementation of that policy. Not only was it the substance of CMHC's activities which changed: the Corporation's organizational and administrative structure was remolded and a CMHC capable of operating efficiently at even greater savings to the Canadian taxpayer, was created to fulfil its new role and meet its new challenge.

The shifts in federal housing policy were made to meet, more effectively, the changing conditions of Canada's housing markets. As events turned out, they were really forerunners of changes incorporated into the National Housing Act during March 1979. Equally significant, however, is the federal determination to unravel the web of entanglement which had evolved between the federal and provincial housing jurisdictions. This entanglement largely evaporated when both the federal and provincial Ministers signed a 'Global Agreement on Housing' on February 16, 1979. Neighbourhood Improvement Programs, Municipal Incentive Grant and the Municipal Infrastructure Programs were molded into a new Community Services Contribution Program and the Assisted Home Ownership and Assisted Rental Programs were replaced by the Graduated Payment Mortgage.

Under the Global Agreements, certain program delivery responsibilities and administrative functions pass from federal to provincial hands and, with them go several historical functions of Central Mortgage and Housing Corporation. To meet the new mandate is a 'new' CMHC. Gone is the position of Regional Director and, in its place, is that of General Manager, encompassing a broader executive role. Assisting the General Manager are two District Managers, experienced and valued members of CMHC's staff; each a former Regional Director. Their function is to guide, co-ordinate and counsel our field office managers, in the northern and southern districts.

Also new in the Ontario Regional Office is the Field Service Support Centre, a multi-disciplinary team of experts to be employed whenever and wherever their services may be required by our field personnel.

Despite these many changes for CMHC in Ontario, 1978 was another year of significant accomplishment. Our total Ontario capital budget for 1978 was \$357,600,000, of which \$147 million provided 100% direct funding for 4,703 housing units and 10% equity funding in conjunction with private lending for a further 773 units. These 5,476 units comprised low cost housing under our various non-profit programs and the Rural and Native Housing program.

In conjunction with provincial authorities, we continued in 1978 to encourage Ontario's municipalities to develop land for residential purposes by writing more than 300 loans and grants valued at some \$113 million toward the servicing of land. To stimulate land use, for moderately priced residential development, more than \$10,150,000 in grants were made under the Municipal Incentive Grant Program.

And, as our continuing recognition of the need for the rebirth and renewal of urban Ontario's deteriorating districts, in 1978 we committed the same high level of funding -- 16.6 million dollars -- as in the previous year to the Residential Rehabilitation Assistance Program.

In Ontario, CMHC insured a total of 50,568 units in 1978 of which 25,802 were new construction. At year's end, the total number of units under construction stood at 66,106.



J.W. Sanderson,
General Manager - Ontario.

B

TORONTO
BRANCH
OVERVIEW

OVERVIEW

Despite high interest rates, economic uncertainty and rent controls, the Toronto Branch of CMHC is pleased to report that it assisted the production of 8059 new units of rental accommodation within its territory during 1978. Most of these units came under our Assisted Rental Program (ARP). This volume of rental starts was the largest recorded since 1973 and is 54% larger than the 5242 units financed during 1977. Given the record low (less than 1.0%) rental apartment vacancy rates encountered in the Toronto Branch territory during all of 1978 this level of activity should be readily absorbed.

We also note that the unsold inventory of condominium units, which has been in an over supply situation for the past couple of years, is now decreasing towards a normal vacancy level.

When all types of housing starts are grouped together, 1978 witnessed the production of 17,252 units of housing in the Toronto Branch, of which 65% were N.H.A. financed. The type of unit started in 1978 remained substantially unchanged from 1977 data except in the case of single family dwellings which increased by almost 50% to over 3800. Of these, the neighbouring municipalities of Scarborough and Markham accounted for 2,265 starts, or 60%.

As always, to the extent that our programs permit, C.M.H.C.'s Toronto Branch will continue its efforts to encourage the production of suitable quantities of affordable housing for the use of the inhabitants of this area.

C

DETAILED
SUMMARY
OF
ACTIVITY
(TORONTO BRANCH)

TABLE 1: SUMMARY OF STARTS BY SOURCE OF FINANCING

	1977	1978
	UNITS	
NHA ASSISTANCE		
Direct Loans for Social Housing	2136	2805
Direct Loans for Market Housing	-	-
Insured Loans plus Other		
NHA Assistance	5503	6291
Insured Loans	2440	2081
 SUB TOTAL	 10079	 11177
 CONVENTIONAL AND OTHER	 6302	 6075
 TOTAL	 16381	 17252

The 17,252 housing starts recorded during 1978 was the largest total of starts recorded in the Toronto Branch since 1974 and represents a slight increase (5.3%) over 1977 activity.

TABLE 2: TYPE OF STARTS BY MUNICIPALITY AND SOURCE OF FINANCING (1978)

MUNICIPALITY	SINGLE DETACHED		SEMI DETACHED		ROW		APT		TOTAL
	NHA	NON NHA	NHA	NON NHA	NHA	NON NHA	NHA	NON NHA	
TORONTO CITY	-	36	-	100	542	79	1764	163	2684
ETOBICOKE	33	169	-	52	-	68	1095	6	1423
SCARBOROUGH	334	1018	328	396	1014	292	2559	37	5978
YORK BOROUGH	-	35	-	60	-	-	273	-	368
EAST YORK	-	24	-	8	-	25	111	-	168
NORTH YORK	-	323	-	178	21	96	2534	156	3308
AURORA	-	25	-	-	-	-	-	-	25
EAST GWILLIMBURY	-	133	-	-	-	-	-	-	133
KING TOWNSHIP	-	95	-	-	-	-	-	-	95
MARKHAM	-	913	-	576	50	290	-	3	1832
NEWMARKET	-	318	-	-	7	-	383	-	708
RICHMOND HILL	-	123	-	-	-	45	129	4	301
VAUGHAN	-	168	-	-	-	-	-	-	168
WHITCH./STOUFF.	-	57	-	-	-	-	-	4	61
1 TOTAL	367	3437	328	1370	1634	895	8848	373	17252
7 TOTAL BY 8 TYPE OF START	3804		1698		2529		9221		17252
1 TOTAL	298	2260	116	1404	1216	1123	8587	1377	16381
7 TOTAL BY 7 TYPE OF START	2558		1520		2339		9964		16381

TABLE 3: TYPE OF UNITS UNDER CONSTRUCTION AT YEAR END BY MUNICIPALITY AND SOURCE OR FINANCING (1978)

MUNICIPALITY	SINGLE DETACHED		SEMI DETACHED		ROW		APT		TOTAL
	NHA	NON NHA	NHA	NON NHA	NHA	NON NHA	NHA	NON NHA	
TORONTO CITY	-	35	2	100	479	148	3071	910	4745
ETOBICOKE	33	165	-	42	-	41	1956	64	2301
SCARBOROUGH	308	923	110	352	709	273	4143	37	6855
YORK BOROUGH	-	24	-	52	-	-	273	-	349
EAST YORK	-	30	-	8	-	25	111	-	174
NORTH YORK	-	262	-	170	21	96	3791	156	4496
AURORA	-	15	-	-	-	-	-	-	15
EAST GWILLIMBURY	-	136	-	-	-	-	-	-	136
KING TOWNSHIP	-	77	-	-	-	-	-	-	77
MARKHAM	-	754	-	476	50	143	-	3	1426
NEWMARKET	7	217	-	-	-	-	317	-	541
RICHMOND HILL	-	102	-	-	-	-	259	1	362
VAUGHAN	-	169	-	-	-	-	-	-	169
WHITCH./STOUFF.	-	35	-	-	-	-	-	4	39
1 TOTAL (Dec. 31)	348	2944	112	1200	1259	726	13921	1175	21685
7 TOTAL BY 8 TYPE OF UNIT	3292		1312		1985		15096		21685
1 TOTAL (Dec. 31)	27	1817	26	1182	1797	917	14315	1396	21477
7 TOTAL BY 7 TYPE OF UNIT	1844		1208		2714		15711		21477

Although the total number of units under construction at year end was almost identical to the total recorded at the start of the year, it is significant to note the way that the tenure of the units under construction has responded to present market conditions.

Table 3a, below, details these changes, including the fact that rental construction increased by 56% at the same time as condominium construction decreased by 52% during the 12 month period.

TABLE 3a: TYPE OF UNITS UNDER CONSTRUCTION AT YEAR START AND YEAR END BY TYPE OF TENURE (1978)

UNIT TYPE	December 31/77	December 31/78	% Change
SINGLE FAMILY	1844	3292	+ 78.5
SEMI DETACHED	1208	1312	+ 8.6
ROW - Condominium	2148	969	- 54.9
- Rental	137	321	+134.3
- Freehold	429	695	+ 62.0
APT. - Condominium	8659	4186	- 51.7
- Rental	7052	10910	+ 54.7
TOTAL	21477	21685	+ 1.0
CONDOMINIUM UNITS	10807	5155	- 52.3
RENTAL UNITS	7189	11231	+ 56.2

TABLE 4: TYPE OF COMPLETION BY MUNICIPALITY AND SOURCE OF FINANCING (1978)

MUNICIPALITY	SINGLE DETACHED		SEMI DETACHED		ROW		APT		TOTAL
	NHA	NON NHA	NHA	NON NHA	NHA	NON NHA	NHA	NON NHA	
TORONTO CITY	2	50	6	98	289	73	2962	169	3649
ETOBICOKE	13	182	-	50	84	198	440	540	1507
SCARBOROUGH	36	637	238	746	1556	462	3331	-	7006
YORK BOROUGH	-	30	-	22	-	-	237	323	612
EAST YORK	-	28	-	16	-	5	-	-	49
NORTH YORK	-	383	-	108	138	137	1312	21	2099
AURORA	-	19	-	-	-	-	-	33	52
EAST GWILLIMBURY	-	101	-	-	-	-	-	-	101
KING TOWNSHIP	-	71	-	-	-	-	-	-	71
MARKHAM	-	390	-	306	48	181	-	31	956
NEWMARKET	2	104	-	-	-	4	173	-	283
RICHMOND HILL	-	106	-	-	39	45	92	7	289
VAUGHAN	-	144	-	-	-	-	-	-	144
WHITCH./STOUFF.	-	64	-	-	-	-	-	-	64
TOTAL	53	2309	244	1346	2154	1105	8547	1124	16882
1978 TOTAL BY TYPE OF COMPLETION	2362		1590		3259		9671		16882
1977 TOTAL BY TYPE OF COMPLETION	2517		1166		2200		8334		14217

TABLE 5: INVENTORIES OF COMPLETED AND UNOCCUPIED UNITS BY TYPE AND SOURCE OF FINANCING (DEC. 31/78)

MUNICIPALITY	SINGLE DETACHED		SEMI DETACHED		ROW		APT		TOTAL
	NHA	NON NHA	NHA	NON NHA	NHA	NON NHA	NHA	NON NHA	
TORONTO CITY	-	-	-	-	45	16	184	12	257
ETOBICOKE	-	5	-	-	48	26	175	-	254
SCARBOROUGH	9	58	20	-	109	92	797	-	1085
YORK BOROUGH	-	2	-	1	-	-	195	43	241
EAST YORK	-	3	-	-	-	-	-	-	3
NORTH YORK	-	3	-	29	13	70	162	15	292
AURORA	-	-	-	-	-	-	-	3	3
EAST GWILLIMBURY	-	-	-	-	-	-	-	-	-
KING TOWNSHIP	-	-	-	-	-	-	-	-	-
MARKHAM	-	21	-	-	-	49	-	17	87
NEWMARKET	1	-	-	-	-	-	46	-	47
RICHMOND HILL	-	-	-	-	-	33	-	-	33
VAUGHAN	-	8	-	-	-	-	-	-	8
WHITCH./STOUFF.	-	4	-	-	-	-	-	-	4
TOTAL	10	104	20	30	215	286	1559	90	2314
Dec. 31/78 TOTAL	114		50		501		1649		2314
Dec. 31/77 TOTAL	147		47		449		1055		1698

NOTE:

Both NHA and NON NHA row, apartment, and other completions (rental and freehold) are surveyed until occupied or for six months, whichever is less. Single and semi detached units are surveyed until occupied.

Of the 12,930 row and apartment unit completions recorded during 1978 (Table 4), 5199 were rental and 6957 were condominium dwellings. The remainder were street townhouses.

With this large influx of new housing, it is not surprising that the completed and unoccupied inventory (Table 5) increased by over 600 units during 1978. Even though 60% of the unoccupied inventory at year-end was comprised of condominium units (336 row units plus 1060 apartment units), in actuality it was an increase in the newly completed and unoccupied rental units which caused most of the unoccupied inventory's rise.

TABLE 6: SUMMARY OF NEW UNITS COMMITTED UNDER THE NHA 1978

MUNICIPALITY	SOCIAL HOUSING			MARKET HOUSING		TOTAL
	GLOBAL *	CMHC **	RURAL & NATIVE	DIRECT	INSURED	
	UNITS (\$000)	UNITS (\$000)	UNITS (\$000)	UNITS (\$000)	UNITS	UNITS
TORONTO CITY	1597 (\$45,892.0)	187 (\$7,529.0)	-	1 (\$50.0)	853	2638
ETOBICOKE	-	33 (\$1,621.0)	-	-	3705	3738
SCARBOROUGH	19 (\$ 789.6)	-	-	-	712	731
YORK BOROUGH	-	-	-	-	-	-
EAST YORK	-	111 (\$2,787.3)	-	-	-	111
NORTH YORK	-	-	-	-	671	671
AURORA	-	-	-	-	-	-
EAST GWILLIMBURY	-	-	-	-	-	-
KING TOWNSHIP	-	-	-	-	-	-
MARKHAM	-	-	-	-	50	50
NEWMARKET	-	-	-	-	232	232
RICHMOND HILL	80 (\$1,811.0)	-	-	-	287	367
VAUGHAN	-	-	-	-	-	-
WHITCH./STOUFF.	-	-	-	-	-	-
TOTAL	1696 (\$48,492.0)	331 (\$11,937.3)	-	1 (\$50.0)	6510	8538

* Global refers to projects sponsored by the Province or Municipality but funded by C.M.H.C.

** Existing units/beds activity is contained in Table 6a.

SOCAL HOUSING:

Regarding "global" activity it should be noted that the bulk of this volume is comprised of loans made to the City of Toronto Non Profit Housing Corporation (\$22.7 M) under Section 15.1 and the Metro Toronto Housing Company under Section 43 (\$23.2 M). Metro provides senior citizen housing while the City provides family and non-family units.

Approximately half of the nearly \$12 M expended during 1978 on CMHC sponsored programs went towards two large co-op loans in the Frankel Steel project in the City of Toronto.

The activity in East York and Etobicoke represents one loan in each Borough. The East York loan is for a new senior citizens' project while the Etobicoke loan is for a new family co-op project.

MARKET HOUSING:

In addition to the activity presented in the table, there was considerable interest shown in converting previously approved A.H.O.P. loans for condominium home ownership to rental accommodation in response to changed market conditions. Nearly 1100 units in seven projects were so converted as detailed below:

(a) AHOP Condo to ARP

North York:	2 projects:	273 units
Scarborough:	2 projects:	<u>384 units</u>
		657 units

(b) AHOP condo to Rental *

Scarborough:	2 projects:	232 units
Etobicoke:	1 project:	<u>203 units</u>
		435 units

* The conversion of two of these projects (423 units) was facilitated by using a Graduated Payment Mortgage.

These conversions combined with the A.H.O.P. condominium sales processed throughout 1978 have reduced the unsold inventory of such dwelling units to less than half of those available at the end of 1977.

Another major area of activity not included in Table 6 has to do with the NHA financing of existing dwellings through approved lenders. Of the total of 3402 applications processed for sale transactions and refinancing, 65 requested Graduated Payment Mortgages.

TABLE 6a: SUMMARY OF EXISTING SOCIAL HOUSING UNITS/BEDS COMMITTED
UNDER THE NHA 1978

MUNICIPALITY	UNITS	BEDS	\$000
TORONTO CITY	29	32	\$ 640.3
ETOBICOKE	-	16	\$ 162.1
SCARBOROUGH	112	-	\$2,109.3
YORK BOROUGH	-	14	\$ 176.5
EAST YORK	-	-	-
NORTH YORK	-	-	-
AURORA	-	-	-
EAST GWILLIMBURY	-	-	-
KING TOWNSHIP	-	-	-
MARKHAM	-	-	-
NEWMARKET	32	-	\$ 747.5
RICHMOND HILL	-	-	-
VAUGHAN	-	-	-
WHITCH./STOUFF.	-	-	-
TOTAL	173	62	\$3,835.7

TABLE 7: COMMUNITY REVITALIZATION

LOCATION	RESIDENTIAL REHABILITATION						TOTAL (\$000) UNITS/BEDS
	NEIGHBOURHOOD IMPROVEMENT (\$000)	NIP & SPECIAL DESIGNATED AREAS (\$000) UNITS	NON PROFIT (3) (\$000) UNITS/BEDS	RURAL & NATIVE HOUSING (\$000) UNITS	DIAND (\$000) UNITS		
TORONTO CITY	(\$360.0) (1) (\$450.0) (2)	(\$264.0) 47	(\$329.5) 95/7	-	-	-	(\$1,403.5) 142/7
ETOBICOKE	-	(\$ 2.0) 1	(\$ 8.0) -/16	-	-	-	(\$ 10.0) 1/16
SCARBOROUGH	-	-	(\$280.0) 142/-	-	-	-	(\$ 280.0) 142/-
YORK BOROUGH	-	-	-	-	-	-	-
EAST YORK	-	-	-	-	-	-	-
NORTH YORK	-	-	-	-	-	-	-
AURORA	-	-	-	-	-	-	-
EAST GWILLIMBURY	-	(\$ 29.0) 9	-	-	-	-	(\$ 29.0) 9/-
KING TOWNSHIP	-	-	-	-	-	-	-
MARKHAM	-	-	-	-	-	-	-
NEWMARKET	-	-	(\$ 80.0) 32/-	-	-	-	(\$ 80.0) 32/-
RICHMOND HILL	-	(\$ 34.0) 6	-	-	-	-	(\$ 34.0) 6/-
VAUGHAN	-	-	-	-	-	-	-
WHITCH./STOUFF.	-	-	-	-	-	-	-
TOTAL	(\$810.0)	(\$329.0) 63	(\$697.5) 269/23	-	-	-	(\$1,836.5) 332/23

NOTES: (1),(2):
(3):

(1),(2): These figures represent the refinement of a 1977 commitment into individual areas.
(3): These figures do not include loan increases.

TABLE 8: LAND

MUNICIPALITY	ACQUISITION	SERVICING	TOTAL
	HECTARES (\$000)	HECTARES (\$000)	HECTARES (\$000)
TORONTO CITY	2.076 (\$1,901.0)	4.000 (\$1,155.0)	6.076 (\$3,056.0)
ETOBICOKE	1.090 (\$743.0)	-	1.090 (\$743.0)
SCARBOROUGH	-	1.710 (\$1,145.0)*	1.710 (\$1,145.0)
YORK BOROUGH	-	-	-
EAST YORK	-	-	-
NORTH YORK	1.564 (\$1,544.0)	-	1.564 (\$1,544.0)
AURORA	-	8.903 (\$4,498.0)	8.903 (\$4,498.0)
EAST GWILLIMBURY	-	-	-
KING TOWNSHIP	-	-	-
MARKHAM	-	-	-
NEWMARKET	-	-	-
RICHMOND HILL	-	-	-
VAUGHAN	-	-	-
WHITCH./STOUFF.	-	-	-
TOTAL	4.730 (\$4,188.0)	14.613 (\$6,798.0)	19.343 (\$10,986.0)

* Most of this expenditure is for the construction of an overpass at Tapscott Road.

TABLE 9: MUNICIPAL INFRASTRUCTURE *

(IN THOUSANDS OF DOLLARS)

MUNICIPALITY	SEWAGE TREATMENT				TRUNK STORM SEWER				WATER SUPPLY				REGIONAL STUDIES		TOTAL	
	HIGH COST		GRANTS		LOANS		GRANTS		LOANS		GRANTS		LOANS			
	LOANS	GRANTS	GRANTS	LOANS	LOANS	GRANTS	GRANTS	LOANS	GRANTS	LOANS	GRANTS	LOANS	LOANS	GRANTS		
TORONTO CITY	\$ 500	\$3,140	-	-	-	-	-	\$ 60	-	\$ 500	\$ 3,200	-	-	-		
ETOBICOKE	-	\$2,907	-	-	-	-	-	-	-	-	-	-	-	-	\$ 2,907	
SCARBOROUGH *	\$ 5,550	\$1,316	-	-	\$ 58	-	\$1,503	-	-	\$ 5,550	\$ 2,877	-	-	-		
YORK BOROUGH	-	-	-	-	-	-	-	\$ 145	-	-	-	-	-	-	\$ 145	
EAST YORK	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
NORTH YORK	-	-	-	-	-	-	-	\$ 145	-	-	-	-	-	-	\$ 145	
AURORA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
EAST GWILLIMBURY	-	-	-	-	-	-	\$ 214	\$ 62	-	\$ 214	\$ 62	-	-	-		
KING TOWNSHIP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
MARKHAM	\$11,617	-	-	-	-	-	\$2,952	-	-	\$14,569	-	-	-	-		
NEWMARKET	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
RICHMOND HILL	-	-	-	-	-	-	\$2,656	-	-	\$ 2,656	-	-	-	-		
VAUGHAN	\$ 80	-	-	-	-	-	\$1,335	-	-	\$ 1,335	-	-	-	-		
WHITCH./STOUFF.	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
TOTAL	\$17,747	\$7,363	-	-	\$ 58	\$7,157	\$1,915	-	-	\$24,904	\$ 9,336	-	-	-	-	

* In addition to the tabular entries, we processed applications for funding on 310 units (\$310,000.00) under the Municipal Incentive Grant Program (Section 56.1). All of these units are located in Scarborough.

DEFINITIONS

Direct Loans for Social Housing refer to the following Sections of the NHA:

Public Housing: this includes

Sec. 43 Public Housing
Sec. 40 F/P Regular

Municipal Non-Profit: this includes

Sec. 15 Existing Housing
Sec. 15.1 N.P. (Public)
Sec. 56.1 interest write-down where no funds are provided under section 15
Direct on 15 Equity.

Private Non-Profit: this includes

Sec. 15 Priv. N.P. Direct
Sec. 15 Priv. N.P. Equity
Sec. 15 N.P. DIAND
Sec. 15.1 Private N.P.

Co-Operatives: this includes

Sec. 15 Co-op Direct
Sec. 15 Co-op Equity
Sec. 34.18 Co-op

Rural and Native: this includes

Sec. 40 F/P RNH

Direct Loans for Market Housing refer to the following Sections of the NHA

Sec. 34.15 AHOP
Sec. 47 Student Housing
Sec. 58 Homeowner
Sec. 58 Graduated Payments
Sec. 59 DIAND

Insured Loans plus other NHA assistance refers to:

Sec. 14.1 ARP(P) Old Rules
Sec. 14.1 AVP(P) PRL
Sec. 34.16 AHOP(P) Old Rules
Sec. 34.6 AHOP(P) PRL

Insured Loans this refers to Section 6 insured loans on new housing for rental and ownership (where not included above).

Conventional and Other refers to all starts other than those financed under the NHA.

Social Housing - Global - this refers to those social housing programs funded under the Global agreements with the Province and refer to the following programs:

- Sec. 15 Public N.P. (Existing Housing)
- Sec. 15.1 Non Profit (Public)
- Sec. 40 F/P Regular
- Sec. 43 Public Housing

Social Housing - CMHC: refers the following programs funded through CMHC.

- Sec. 15 Priv. N.P Direct
- Sec. 15 Priv. N.P. Equity
- Sec. 15 Co-op Direct
- Sec. 15 Co-op Equity
- Sec. 15 DIAND
- Sec. 15.1 Priv. N.P.
- Sec. 34.18 Co-op
- Sec. 40 F/P RNH

Community Revitalization: refers to a group of programs where NHA assistance is available for administration by the Neighbourhood Improvement Program (NIP) and the Residential Rehabilitation Program.

Sec. 27.5 Neighbourhood Improvement Program refers to loans to municipalities for related areas and loans to municipalities for site clearance.

The Residential Rehabilitation Program includes the following:

- Sec. 34.1 RRAP/NIP
- Sec. 34.1 Non Profit RRAP
- Sec. 34.1 RRAP Rural and Native Housing
- Sec. 34.1 RRAP DIAND *

Land: refers to Sections 40 and 42 under the NHA. For reporting purposes activity under the two is lumped together. Both sections provide for the acquisition and/or servicing of land.

Municipal Infrastructure: refers to Sections 51 and 52.

Sec. 51 refer to direct CMHC loans for the construction or expansion of sewage treatment facilities or storm trunk sewers.

Section 52.1 refers to grants that reduce the indebtedness of municipalities that have financed sewage treatment projects with loans from private developers.

Section 52.2 High cost grants to municipalities where costs are high.

Section 52.3 Regional Studies - are grants for the preparation of regional sewerage studies.

C.M.H.C. LIST OF OFFICES
IN
ONTARIO REGION

Administration and Finance (A&F)

OFFICES	MANAGER	TELEPHONE NO.	CIVIC ADDRESS	MAILING ADDRESS
BARRIE	S.C. Trainor	(705) 728-4811	Civic Square Tower, Suite 701, 70 Collier Street, BARRIE, Ontario.	P.O. Box 578, BARRIE, Ontario. L4M 4V1
CORNWALL Representative		(613) 933- 6225	4 Montreal Road, CORNWALL, Ontario. K6H 1B1	same as civic address
ELLIOT LAKE	G.A. Boxwell	(705) 848-2245	16 Elizabeth Walk, ELLIOT LAKE, Ontario. P5A 1Z3	P.O. Box 37, ELLIOT LAKE, Ontario. P5A 2J6
HAMILTON Administrator	R.W. Nichol M. Bruce B.A. Carroll (Mrs.)	(416) 523-2451	350 King Street East, Suite 202, HAMILTON, Ontario.	P.O. Box 56 HAMILTON, Ontario. L8N 3B1
KENORA Manager, A&F Assist. Mgr. Programs	D.R. Moulds	(807) 468-3464	Cdn. Imperial Bank of Commerce Bldg., 2nd Floor, 111 Main Street South, KENORA, Ontario. P9N 1T1	P.O. Box 2860, KENORA, Ontario. P9N 3X8
KINGSTON Assist. Mgr.	B.P. Hutchings	(613) 544-4741	Kingston Shopping Centre, 1082A Princess Street, KINGSTON, Ontario.	P.O. Box 730, KINGSTON, Ontario. K7L 4X6
KITCHENER Assist. Mgr.	L.A. Williams H.K. Poser	(519) 743-5264	1770 King Street E., KITCHENER, Ontario. N2G 4G1	P.O. Box 1054, KITCHENER, Ontario. N2G 4G1

OFFICES	MANAGER	TELEPHONE NO.	CIVIC ADDRESS	MAILING ADDRESS
LONDON Assist. Mgr. Programs	J.S. Morris G.W. Hall	(519) 438-1731	C.N. Tower, 9th Floor, 197 York Street, LONDON, Ontario.	P.O. Box 2845, LONDON, Ontario N6A 4H4
MISSISSAUGA	J.D. Ewart N.M. Laver (Mrs.)	(416) 272-1744	33 City Centre Drive, Suite 670, Square One, Mississauga, Ontario. L5B 2N5	P.O. Box 4020, Station A, Mississauga, Ontario. L5A 3W8
NORTH BAY	R.R. Allaire	(705) 472-7750	593 Main Street East, NORTH BAY, Ontario. P1B 1B7	P.O. Box 1407, NORTH BAY, Ontario. P1B 8K6
ONT. REG. OFFICE General Manager	J.W. Sanderson	(416) 361-0420	York Centre Bldg., 145 King Street West, Suite 1108, TORONTO, Ontario. M5H 1J8	Same as civic address
OSHAWA Assist. Mgr.	G.B. Thompson	(416) 723-3421	Canada Permanent Bldg., 145 King Street West, 3rd Floor, OSHAWA, Ontario. L1H 1A3	P.O. Box 890, OSHAWA, Ontario. L1H 7N1
OTTAWA Manager, A&F Assist. Mgr. Programs	W.J. Markey G.J. Lauzon D.V. Monroe	(613) 225-6770	1500 Merivale Road, OTTAWA, Ontario. K2E 6Z5	P.O. Box 5050, Station F, OTTAWA, Ontario. K2C 3K5
OWEN SOUND Resident Inspector	R.E. Vachon	(519) 376-1391	Government of Canada Bldg. Room 201, 3rd Avenue, OWEN SOUND, Ontario. N4K 5N9	same as civic address

OFFICES	MANAGER	TELEPHONE NO.	CIVIC ADDRESS	MAILING ADDRESS
PETERBOROUGH	C.W. Pugsley	(705) 743-3584	251 Charlotte Street, PETERBOROUGH, Ontario. K9H 2P5	P.O. Box 689, PETERBOROUGH, Ontario. K9J 6Z8
PEMBROKE Representative	M.A. Champagne	(613) 735- 0669	2nd Floor, Provincial Bank Bldg., 79 Pembroke Street W., PEMBROKE, Ontario. K8A 5M5	same as civic address
ST. CATHARINES	C.W. Lusk	(416) 685-6521	50 William Street, ST. CATHARINES, Ontario. 'L2R 6T7	P.O. Box 308, ST. CATHARINES, Ontario.
SARNIA Representative	L.K. McLeod	(519) 344-1119 344-1110	201 Front Street N., Suite 605, SARNIA, Ontario. N7T 7T9	same as civic address
SAULT STE. MARIE	J.M. Hewitt	(705) 256-5603	Station Tower 421 Bay Street, SAULT STE. MARIE, Ontario. P6A 5L6	P.O. Box 189, SAULT STE. MARIE, Ontario. P6A 5L6
SUDBURY	G. Emard	(705) 675-2206	City Centre, Suite 222, 100 Elm Street East, SUDBURY, Ontario. P3C 1S8	P.O. Box 1300, SUDBURY, Ontario. P3E 4S7
THUNDER BAY	R.B. Fenlon	(807) 623-3496	West Arthur Place, 1265 Arthur Street, Suite 302, THUNDER BAY, Ontario. P7C 4X8	P.O. Box 940, Station F. THUNDER BAY, Ontario. P7C 6E7

OFFICES	MANAGER	TELEPHONE NO.	CIVIC ADDRESS	MAILING ADDRESS
TIMMINS Administrator	C. Bertrand	(705) 267-1112	37 Preston Street South, TIMMINS, Ontario. P4N 3M7	Same as civic address
TORONTO Assist. Mgr. Programs Assist. Mgr. A&F	D.A. Hughes A.V. MacDonald J.B. Black	(416) 781-2451	650 Lawrence Ave. West, TORONTO, Ontario. M6A 1B2	Same as civic address
WINDSOR Assist. Mgr. Programs	G.W. Beardall J. McWilliams	(519) 253-7427	Westcourt Place, Suite 505, 251 Goyeau Street, WINDSOR, Ontario. N9A 6V2	P.O. Box 906, WINDSOR, Ontario. N9A 6P2

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Canada Mortgage
and Housing Corporation

Société canadienne
d'hypothèques et de logement

1979 ANNUAL REPORT

TORONTO OFFICE

A

CMHC IN ONTARIO:
REFLECTIONS ON 1979

CMHC IN ONTARIO: REFLECTIONS ON 1979

Looking back on 1979, Canada Mortgage and Housing Corporation can be seen to have changed significantly, in keeping with current economic and societal priorities.

At the same time, there is abundant evidence that the Corporation has sustained the scope of activity appropriate to its role as Canada's federal housing agency.

Certainly the most visible transformation marked by the year past was our decision to take a new name - Canada Mortgage and Housing Corporation. Adopted appropriately on July 1st, it much more accurately reflects the national nature of our programs, the decentralization of authority to our branch offices and our abiding concern for the housing welfare of all Canadians than did our previous name, Central Mortgage and Housing Corporation.

During 1979, a major Corporation policy revision dictated a shift in responsibility for providing capital funds to accommodate social housing programs under Section Six (insured lending) of the National Housing Act. The intent was that approved lenders should undertake this funding, in place of CMHC and the result was that we were able to reduce our capital budget in Ontario to \$67,100,000, less than twenty percent of that for the previous year. Evidence of the private sector's willingness to participate is reflected in the fact that, despite a change of such magnitude, the total number of units receiving assistance decreased by less than ten percent from 1978 figures. CMHC provided direct financing only on a residential basis and to fulfill previous commitments.

On the other hand, we approved subsidy assistance to 7,256 units designed expressly for low and moderate income families in both urban and rural areas of the province.

The urgent need of urban Ontario to be revitalized through rebirth of its deteriorating city cores was again recognized when we spent over nine million dollars for the Residential Rehabilitation Assistance Program. Eleven percent of 2,300 units represented by that figure were partnerships with lending institutions who provided the capital while CMHC provided the forgiveness.

There can be no question that mortgage interest rates had a profound effect on housing activity during 1979. The bank interest rate climbed from 10.75 percent at the year's outset to 14 percent at its conclusion and institutional lenders kept pace by raising five-year mortgage rates, on average, from 11.25 percent to 13 percent. The peak was reached in November but weak demand coupled with an adequate supply of funds exerted some downward pressure on mortgage rates to the year end.

Housing inventories were also a major factor in the activity picture, prompting the industry to show a degree of restraint that reduced starts and ultimately, inventories as well.

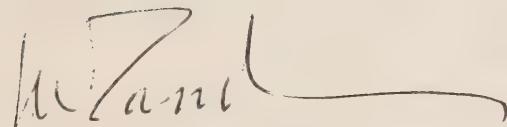
Despite this situation, CMHC insured a total of 43,768 units in 1979, of which 20,870 were for new construction. Our share of the new housing market remained at 31 percent.

The sustained level of activity can be credited to higher allowable loan levels and improved efficiency in responding to the public.

1979 was the year when CHIP really came into its own (CHIP being the Canadian Home Insulation Program). Acknowledging the energy savings that can accrue from improved insulation, Ontarians in particular boarded the CHIP bandwagon with enthusiasm, submitting almost two-thirds of the 393,687 applications received to December 31.

CMHC also took positive steps to control arrears among low-income home owners whose mortgages are administered directly by us. New standards were developed by Ontario Region's Field Support Centre to help our branch offices manage arrears more effectively, with the consequence that total arrears, expressed as a percentage of all accounts under repayment, decreased from 1.67 in 1978 to 1.48 percent in 1979. This reduction is all the more significant when one considers that active marketing by the Corporation had diminished our administered portfolio by over 12,000 units in that same time frame.

This then was CMHC in Ontario during 1979: constant in its commitment to address the affordability and suitability criteria of housing for all people resident in this province yet sensitive to our changing social climate and sufficiently flexible to respond.



J. Warren Sanderson
General Manager
Ontario Region

TORONTO OFFICE OVERVIEW

Housing markets in the Toronto office territory underwent a period of considerable adjustments in 1979. They were critically influenced during the year by the highest nominal interest rates experienced in Canada this century. Inflation also persisted at extraordinary levels while economic growth was undermined by uncertainty over the future supply and price of energy, the second national election in Canada in as many years, and a host of other influences. Markets also adjusted to a continuing change in housing requirements resulting from a lower level of net immigration to Canada, a greater inter-provincial exodus of people from Ontario to the west and continued push to the fringe areas of greater Toronto - encompassing the Regions of Peel, York and Durham.

In view of these adjustments, the market performed well. CMHC's Toronto office is pleased to report that through the auspices of the National Housing Act, the Corporation assisted in the construction, financing or rehabilitation of 9,057 housing units during 1979. Our mortgage insurance programs for market housing accounted for over seventy-two percent of this activity by assisting in the financing of 6,496 new and existing housing units. Social housing programs helped provide or improve, 2,102 units or twenty-three percent of our total 1979 activity, while our Residential Rehabilitation Assistance Program accounted for the remainder, assisting home owners, non-profit groups and co-operatives, to rehabilitate an additional 459 units.

SUMMARY OF 1979 COMMITMENTS in units

<u>Program Area*</u>	<u>Unit Categories</u>			<u>Percent</u>
	<u>New</u>	<u>Existing</u>	<u>Total</u>	
Market Housing - mortgage insurance	3,422	3,074	6,496	72%
Social Housing - global	996	0	996	
- CMHC	691	412	1,103	
- rural and native	3	0	3	
Sub Total	<u>1,690</u>	<u>412</u>	<u>2,102</u>	23%
Residential Rehabilitation Assistance Program - home owner	**	49	49	
- non-profit and co-operative	**	410	410	
Sub Total	<u>**</u>	<u>459</u>	<u>459</u>	5%
TOTAL	<u>5,112</u>	<u>3,945</u>	<u>9,057</u>	100%

* See Appendix A for definitions
** not applicable

The production of 4,214 new housing units in 1979 was also made possible by National Housing Act programs. When all types of housing starts are grouped together, 1979 witnessed the production of 13,556 units, which relative to 1978, represents a decline of twenty-one percent. The fall off was attributable primarily to a drop of almost sixty percent in the number of apartment units started and was most evident in the North York, Scarborough and Etobicoke areas of Metropolitan Toronto. New construction during 1979 was led by double starts which increased seventy percent over 1978 levels, largely in the Markham and Vaughan areas of York Region.

As always, CMHC's Toronto office continued it's efforts to encourage production of affordable housing in suitable quantities for the use of inhabitants in this area.

C
DETAILED
SUMMARY
OF
ACTIVITY
TORONTO OFFICE

TABLE 1: SUMMARY OF STARTS BY SOURCE OF FINANCING

	1977	1978	1979
	UNITS		
<u>NHA ASSISTANCE</u>			
Direct Loans for Social Housing	2,136	2,805	1,231
Direct Loans for Market Housing	-	-	-
Insured Loans plus Other			
NHA Assistance	5,503	6,291	1,494
Insured Loans	2,440	2,081	1,489
 NHA SUB TOTAL	 10,079	 11,177	 4,214
 CONVENTIONAL AND OTHER	 6,302	 6,075	 9,342
 TOTAL	 16,381	 17,252	 13,556

TABLE 2: SUPPLY OF NEW HOUSING MARKET AREA WITHIN THE OFFICE TERRITORY C.2

MUNICIPALITY/ AREA	OWNERSHIP				RENTAL		TOTAL	
	FREEHOLD		CONDOMINIUM					
	SINGLE	DOUBLE	ROW	ROW	APT.	ROW	APT.	
TORONTO OFFICE TOTAL (I)								
STARTS								
- NHA	382	328	387	194	231	232	2,460	4,214
- NON NHA	4,103	2,568	1,387	87	948	48	201	9,342
- TOTAL	4,485	2,896	1,774	281	1,179	280	2,661	13,556
UNDER CONSTRUCTION								
- NHA	278	156	302	143	1,680	448	7,136	10,143
- NON NHA	2,819	1,582	992	89	964	48	187	6,681
- TOTAL	3,097	1,738	1,294	232	2,644	496	7,323	16,824
COMPLETIONS								
- NHA	451	280	322	513	1,549	332	6,269	9,716
- NON NHA	4,229	2,186	817	305	988	7	179	8,711
- TOTAL	4,680	2,466	1,139	818	2,537	339	6,448	18,427
SUPPLY AT DEC. 31, 1979								
- MARKET	3,625	1,970	1,523	612	4,623	284	6,459	19,096
- SOCIAL HOUSING	-	-	-	-	-	-	336	4,593
ABSORBED DURING 1979								
- (MARKET ONLY)	4,755	2,510	1,109	1,018	3,555*	256	4,420	17,623
METRO TORONTO TOTALS								
STARTS								
- NHA	273	244	337	194	231	156	2,192	3,627
- NON NHA	1,780	994	620	87	948	27	183	4,639
- TOTAL	2,053	1,238	957	281	1,179	183	2,375	8,266
UNDER CONSTRUCTION								
- NHA	216	130	274	143	1,573	372	6,511	9,219
- NON NHA	1,424	748	588	89	964	27	187	4,027
- TOTAL	1,640	878	862	232	2,537	399	6,698	13,246
COMPLETIONS								
- NHA	397	224	300	463	1,419	332	6,269	9,404
- NON NHA	1,796	968	414	202	988	7	171	4,546
- TOTAL	2,193	1,192	714	665	2,407	339	6,440	13,950
SUPPLY AT DEC. 31, 1979								
- MARKET	1,821	1,036	1,071	500	4,480	253	6,008	15,169
- SOCIAL HOUSING	-	-	-	-	-	-	252	4,383
ABSORBED DURING 1979								
- (MARKET ONLY)	2,234	1,236	747	866	3,352*	234	4,410	13,079

(I) CMHC Toronto Office administrative territory includes the Municipalities in Metropolitan Toronto and York Region.

* Includes condominium apartment units rented in 1979.

TABLE 2: SUPPLY OF NEW HOUSING MARKET AREA WITHIN THE OFFICE TERRITORY C.3

MUNICIPALITY/ AREA	OWNERSHIP				RENTAL		TOTAL	
	FREEHOLD		CONDOMINIUM		ROW	APT.		
	SINGLE	DOUBLE	ROW	APT.				
<u>YORK REGION TOTALS</u>								
STARTS								
- NHA	109	84	50	-	-	76	268	
- NON NHA	2323	1574	767	-	-	21	18	
- TOTAL	2432	1658	817	-	-	97	286	
UNDER CONSTRUCTION								
- NHA	62	26	28	-	107	76	625	
- NON NHA	1395	834	404	-	-	21	-	
- TOTAL	1457	860	432	-	107	97	625	
COMPLETIONS								
- NHA	54	56	22	50	130	-	-	
- NON NHA	2433	1218	403	103	-	-	8	
- TOTAL	2487	1274	425	153	130	-	8	
SUPPLY AT DEC. 31, 1979								
- MARKET	1804	934	452	112	143	31	451	
- SOCIAL HOUSING	-	-	-	-	-	84	210	
ABSORBED DURING 1979								
- (MARKET ONLY)	2521	1274	362	152	203*	22	10	
							4544	

* Includes condominium apartment units rented in 1979.

TABLE 2: SUPPLY OF NEW HOUSING MARKET AREA WITHIN THE OFFICE TERRITORY

MUNICIPALITY	OWNERSHIP				RENTAL		TOTAL	
	FREEHOLD		CONDOMINIUM		ROW	APT.		
	SINGLE	DOUBLE	ROW	APT.				
<u>EAST YORK, B.</u>								
STARTS								
- NHA	-	-	-	-	-	-	-	
- NON NHA	20	-	-	-	-	-	20	
- TOTAL	20	-	-	-	-	-	20	
UNDER CONSTRUCTION								
- NHA	-	-	-	-	-	-	-	
- NON NHA	17	-	-	-	-	-	17	
- TOTAL	17	-	-	-	-	-	17	
COMPLETION								
- NHA	-	-	-	-	-	-	111	
- NON NHA	33	8	-	25	-	-	66	
- TOTAL	33	8	-	25	-	-	177	
SUPPLY AT DEC. 31, 1979								
- MARKET	21	2	0	10	-	-	5	
- SOCIAL HOUSING	-	-	-	-	-	-	-	
ABSORBED DURING 1979								
- (MARKET ONLY)	38	8	3	20	5	-	4	
							78	
<u>ETOBICOKE, B.</u>								
STARTS								
- NHA	5	-	45	-	-	-	552	
- NON NHA	235	166	12	-	20	-	433	
- TOTAL	240	166	57	-	20	-	985	
UNDER CONSTRUCTION								
- NHA	5	-	45	-	154	-	1087	
- NON NHA	185	158	-	-	20	-	363	
- TOTAL	190	158	45	-	174	-	1654	
COMPLETIONS								
- NHA	33	-	-	-	-	-	1217	
- NON NHA	215	50	53	-	60	-	382	
- TOTAL	248	50	53	-	60	-	1632	
SUPPLY AT DEC. 31, 1979								
- MARKET	257	158	149	37	515	7	1401	
- SOCIAL HOUSING	-	-	-	-	-	-	148	
ABSORBED DURING 1979								
- (MARKET ONLY)	227	50	68	38	476*	2	445	
							1306	

* Includes condominium apartment units rented in 1979

TABLE 2: SUPPLY OF NEW HOUSING MARKET AREA WITHIN THE OFFICE TERRITORY C.5

MUNICIPALITY	OWNERSHIP				RENTAL		TOTAL	
	FREEHOLD		CONDOMINIUM		ROW	APT.		
	SINGLE	DOUBLE	ROW	APT.				
<u>NORTH YORK, B.</u>								
STARTS								
- NHA	-	-	53	40	231	-	397	
- NON NHA	373	198	94	20	210	-	1	
- TOTAL	373	198	147	60	441	-	896	
							1617	
UNDER CONSTRUCTION								
- NHA	-	-	53	40	549	-	1431	
- NON NHA	295	102	102	22	210	-	1	
- TOTAL	295	102	155	62	759	-	732	
							2805	
COMPLETIONS								
- NHA	-	-	-	21	751	-	1688	
- NON NHA	340	266	-	86	156	-	-	
- TOTAL	340	266	-	107	907	-	848	
							3308	
SUPPLY AT DEC. 31, 1979								
- MARKET	304	140	155	100	1469	7	943	
- SOCIAL HOUSING	-	-	-	-	-	-	946	
							946	
ABSORBED DURING 1979								
- (MARKET ONLY)	342	291	0	191	1014*	1	1231	
							3070	
<u>SCARBOROUGH, B.</u>								
STARTS								
- NHA	268	244	239	142	-	84	-	
- NON NHA	1078	520	342	-	-	-	1940	
- TOTAL	1346	764	581	142	-	84	-	
							2917	
UNDER CONSTRUCTION								
- NHA	211	130	176	103	870	106	1297	
- NON NHA	889	422	316	-	-	-	4	
- TOTAL	1100	552	492	103	870	106	1631	
							4524	
COMPLETIONS								
- NHA	364	224	290	424	443	63	1533	
- NON NHA	1113	450	268	41	-	-	33	
- TOTAL	1477	674	558	465	443	63	1905	
							5246	
SUPPLY AT DEC. 31, 1979								
- MARKET	1167	606	595	270	1265	155	1931	
- SOCIAL HOUSING	-	-	-	-	-	-	0	
							5989	
ABSORBED DURING 1979								
- (MARKET ONLY)	1531	694	558	514	932*	63	1490	
							5782	

* Includes condominium apartment units rented in 1979

TABLE 2: SUPPLY OF NEW HOUSING MARKET AREA WITHIN THE OFFICE TERRITORY

MUNICIPALITY	OWNERSHIP				RENTAL		TOTAL	
	FREEHOLD		CONDOMINIUM		ROW	APT.		
	SINGLE	DOUBLE	ROW	APT.				
<u>TORONTO, C.</u>								
STARTS								
- NHA	-	-	-	12	-	72	1293	
- NON NHA	52	94	172	67	586	27	182	
- TOTAL	52	94	172	79	586	99	1475	
							2557	
UNDER CONSTRUCTION								
- NHA	-	-	-	-	-	266	2696	
- NON NHA	27	60	170	67	602	27	182	
- TOTAL	27	60	170	67	602	293	2878	
							4097	
COMPLETIONS								
- NHA	-	-	10	18	225	269	1447	
- NON NHA	60	132	93	50	772	7	134	
- TOTAL	60	132	103	68	997	276	1581	
							3217	
SUPPLY AT DEC. 31, 1979								
- MARKET	43	108	172	83	1050	84	1664	
- SOCIAL HOUSING	-	-	-	-	-	252	2842	
							3094	
ABSORBED DURING 1979								
- (MARKET ONLY)	59	132	118	103	705*	168	1144	
							2429	
<u>YORK, B.</u>								
STARTS								
- NHA	-	-	-	-	-	-	-	
- NON NHA	22	16	-	-	132	-	-	
- TOTAL	22	16	-	-	132	-	-	
							170	
							170	
UNDER CONSTRUCTION								
- NHA	-	-	-	-	-	-	-	
- NON NHA	11	6	-	-	132	-	-	
- TOTAL	11	6	-	-	132	-	-	
							149	
							149	
COMPLETIONS								
- NHA	-	-	-	-	-	-	273	
- NON NHA	35	62	-	-	-	-	97	
- TOTAL	35	62	-	-	-	-	370	
SUPPLY AT DEC. 31, 1979								
- MARKET	29	22	-	-	181	-	64	
- SOCIAL HOUSING	-	-	-	-	-	-	447	
							447	
ABSORBED DURING 1979								
- (MARKET ONLY)	37	61	-	-	220*	-	96	
							414	

* Includes condominium apartment units rented in 1979

TABLE 2: SUPPLY OF NEW HOUSING MARKET AREA WITHIN THE OFFICE TERRITORY

C.7

MUNICIPALITY	OWNERSHIP				RENTAL		TOTAL	
	FREEHOLD		CONDOMINIUM		ROW	APT.		
	SINGLE	DOUBLE	ROW	APT.				
<u>AURORA, t.</u>								
STARTS								
- NHA	100	84	42	-	-	-	-	
- NON NHA	140	-	-	-	-	-	140	
- TOTAL	240	84	42	-	-	-	366	
UNDER CONSTRUCTION								
- NHA	50	26	20	-	-	-	96	
- NON NHA	57	2	-	-	-	-	59	
- TOTAL	107	28	20	-	-	-	155	
COMPLETIONS								
- NHA	50	56	22	-	-	-	128	
- NON NHA	98	-	-	-	-	-	98	
- TOTAL	148	56	22	-	-	-	226	
SUPPLY AT DEC. 31, 1979								
- MARKET	152	28	20	-	-	-	200	
- SOCIAL HOUSING	-	-	-	-	-	-	-	
ABSORBED DURING 1979								
- (MARKET ONLY)	141	56	22	13	3	-	235	
<u>EAST GWILLIMBURY, twp.</u>								
STARTS								
- NHA	-	-	-	-	-	-	30	
- NON NHA	96	-	-	-	-	-	18	
- TOTAL	96	-	-	-	-	-	48	
UNDER CONSTRUCTION								
- NHA	-	-	-	-	-	-	30	
- NON NHA	66	-	-	-	-	-	18	
- TOTAL	66	-	-	-	-	-	48	
COMPLETIONS								
- NHA	-	-	-	-	-	-	-	
- NON NHA	166	-	-	-	-	-	-	
- TOTAL	166	-	-	-	-	-	-	
SUPPLY AT DEC. 31, 1979								
- MARKET	78	-	-	-	-	-	18	
- SOCIAL HOUSING	-	-	-	-	-	-	30	
ABSORBED DURING 1979								
- (MARKET ONLY)	136	-	-	-	-	-	136	

TABLE 2: SUPPLY OF NEW HOUSING MARKET AREA WITHIN THE OFFICE TERRITORY C.8

MUNICIPALITY	OWNERSHIP				RENTAL		TOTAL
	FREEHOLD		CONDOMINIUM				
	SINGLE	DOUBLE	ROW	ROW	APT.	ROW	APT.
<u>KING, twp.</u>							
STARTS							
- NHA	-	-	-	-	-	-	-
- NON NHA	108	-	-	-	-	-	108
- TOTAL	108	-	-	-	-	-	108
UNDER CONSTRUCTION							
- NHA	-	-	-	-	-	-	-
- NON NHA	30	-	-	-	-	-	30
- TOTAL	30	-	-	-	-	-	30
COMPLETIONS							
- NHA	-	-	-	-	-	-	-
- NON NHA	155	-	-	-	-	-	155
- TOTAL	155	-	-	-	-	-	155
SUPPLY AT DEC. 31, 1979							
- MARKET	34	-	-	-	-	-	34
- SOCIAL HOUSING	-	-	-	-	-	-	-
ABSORBED DURING 1979							
- (MARKET ONLY)	238	-	-	-	-	-	238
<u>MARKHAM, t.</u>							
STARTS							
- NHA	-	-	8	-	-	76	-
- NON NHA	588	728	329	-	-	21	-
- TOTAL	588	728	337	-	-	97	-
UNDER CONSTRUCTION							
- NHA	-	-	8	-	-	76	-
- NON NHA	442	588	234	-	-	21	-
- TOTAL	442	588	242	-	-	97	-
COMPLETIONS							
- NHA	-	-	-	50	-	-	50
- NON NHA	900	616	135	103	-	-	3
- TOTAL	900	616	135	153	-	-	3
SUPPLY AT DEC. 31, 1979							
- MARKET	541	658	242	108	-	30	33
- SOCIAL HOUSING	-	-	-	-	-	84	-
ABSORBED DURING 1979							
- (MARKET ONLY)	918	616	172	87	25*	22	5
							1845

* Includes condominium apartment units rented in 1979

TABLE 2: SUPPLY OF NEW HOUSING MARKET AREA WITHIN THE OFFICE TERRITORY C.9

MUNICIPALITY	OWNERSHIP				RENTAL		TOTAL	
	FREEHOLD		CONDOMINIUM					
	SINGLE	DOUBLE	ROW	ROW	APT.	ROW		
<u>NEWMARKET, t.</u>								
STARTS								
- NHA	9	-	-	-	-	-	9	
- NON NHA	505	-	-	-	-	-	505	
- TOTAL	514	-	-	-	-	-	514	
UNDER CONSTRUCTION								
- NHA	12	-	-	-	107	-	210	
- NON NHA	293	-	-	-	-	-	293	
- TOTAL	305	-	-	-	107	-	210	
COMPLETIONS								
- NHA	4	-	-	-	-	-	4	
- NON NHA	429	-	-	-	-	-	429	
- TOTAL	433	-	-	-	-	-	433	
SUPPLY AT DEC. 31, 1979								
- MARKET	373	-	-	-	107	-	110	
- SOCIAL HOUSING	-	-	-	-	-	-	100	
ABSORBED DURING 1979								
- (MARKET ONLY)	413	-	-	-	9	-	-	
<u>RICHMOND HILL, t.</u>								
STARTS								
- NHA	-	-	-	-	-	-	238	
- NON NHA	275	10	-	-	-	-	285	
- TOTAL	275	10	-	-	-	-	523	
UNDER CONSTRUCTION								
- NHA	-	-	-	-	-	-	367	
- NON NHA	149	10	-	-	-	-	159	
- TOTAL	149	10	-	-	-	-	526	
COMPLETIONS								
- NHA	-	-	-	-	130	-	130	
- NON NHA	228	-	-	-	-	-	229	
- TOTAL	228	-	-	-	130	-	359	
SUPPLY AT DEC. 31, 1979								
- MARKET	182	10	-	4	36	1	290	
- SOCIAL HOUSING	-	-	-	-	-	-	80	
ABSORBED DURING 1979								
- (MARKET ONLY)	212	-	-	52	166*	-	431	

* Includes condominium apartment units rented in 1979.

TABLE 2: SUPPLY OF NEW HOUSING MARKET AREA WITHIN THE OFFICE TERRITORY

MUNICIPALITY	OWNERSHIP				RENTAL		TOTAL	
	FREEHOLD		CONDOMINIUM		ROW	APT.		
	SINGLE	DOUBLE	ROW	APT.				
<u>VAUGHAN, t.</u>								
STARTS								
- NHA	-	-	-	-	-	-	-	
- NON NHA	575	836	438	-	-	-	-	
- TOTAL	575	836	438	-	-	-	1849	
UNDER COMPLETION								
- NHA	-	-	-	-	-	-	-	
- NON NHA	333	234	170	-	-	-	-	
- TOTAL	333	234	170	-	-	-	737	
COMPLETIONS								
- NHA	-	-	-	-	-	-	-	
- NON NHA	411	602	268	-	-	-	-	
- TOTAL	411	602	268	-	-	-	1281	
SUPPLY AT DEC. 31, 1979								
- MARKET	418	238	190	-	-	-	846	
- SOCIAL HOUSING	-	-	-	-	-	-	-	
ABSORBED DURING 1979								
- (MARKET ONLY)	392	602	168	-	-	-	1162	
<u>WHITCHURCH-STOUFFVILLE, t.</u>								
STARTS								
- NHA	-	-	-	-	-	-	-	
- NON NHA	36	-	-	-	-	-	-	
- TOTAL	36	-	-	-	-	-	36	
UNDER CONSTRUCTION								
- NHA	-	-	-	-	-	-	-	
- NON NHA	25	-	-	-	-	-	-	
- TOTAL	25	-	-	-	-	-	25	
COMPLETIONS								
- NHA	-	-	-	-	-	-	-	
- NON NHA	46	-	-	-	-	-	-	
- TOTAL	46	-	-	-	-	-	50	
SUPPLY AT DEC. 31, 1979								
- MARKET	26	-	-	-	-	-	26	
- SOCIAL HOUSING	-	-	-	-	-	-	-	
ABSORBED DURING 1979								
- (MARKET ONLY)	71	-	-	-	-	-	75	

TABLE 3: COMMITMENTS UNDER THE NHA IN 1979

MUNICIPALITY	SOCIAL HOUSING			MARKET HOUSING		TOTAL UNITS
	GLOBAL UNITS	CMHC UNITS	RURAL & NATIVE UNITS	INSURED UNITS		
Toronto C.						
New	819	342	-	847		2,008
Existing	-	48	-	999		1,047
TOTAL	819	390	-	1,846		3,055
Etobicoke						
New	177	-	-	247		424
Existing	-	55	-	446		501
TOTAL	177	55	-	693		925
Scarborough						
New	-	-	-	1,138		1,138
Existing	-	181	-	767		948
TOTAL	-	181	-	1,905		2,086
York b.						
New	-	-	-	-		161
Existing	-	128	-	44		172
TOTAL	-	128	-	44		333
East York						
New	-	-	-	-		-
Existing	-	-	-	98		98
TOTAL	-	-	-	98		98
North York						
New	-	319	-	857		1,176
Existing	-	-	-	345		643
TOTAL	-	319	-	1,202		1,819
Metropolitan Toronto						
New	996	661	-	3,089		4,746
Existing	-	412	-	2,699		3,111
TOTAL	996	1,073	-	5,788		7,857
Aurora						
New	-	-	-	257		257
Existing	-	-	-	68		68
TOTAL	-	-	-	325		325
East Gwillimbury						
New	-	30	-	1		31
Existing	-	-	-	15		15
TOTAL	-	30	-	16		46

TABLE 3: COMMITMENTS UNDER THE NHA IN 1979, continued

MUNICIPALITY	SOCIAL HOUSING			MARKET HOUSING	TOTAL UNITS
	GLOBAL UNITS	CMHC UNITS	RURAL & NATIVE UNITS	INSURED UNITS	
King	-	-	-	-	-
New	-	-	-	-	-
Existing	-	-	-	7	7
TOTAL	-	-	-	7	7
Markham	-	-	-	-	-
New	-	-	-	40	40
Existing	-	-	-	86	86
TOTAL	-	-	-	126	126
Newmarket	-	-	-	-	-
New	-	-	-	9	9
Existing	-	-	-	133	133
TOTAL	-	-	-	142	142
Richmond Hill	-	-	-	-	-
New	-	-	-	26	26
Existing	-	-	-	55	55
TOTAL	-	-	-	81	81
Vaughan	-	-	-	-	-
New	-	-	-	-	-
Existing	-	-	-	6	6
TOTAL	-	-	-	6	6
Whitchurch/ Stouffville	-	-	3*	-	3
New	-	-	3*	-	3
Existing	-	-	-	5	5
TOTAL	-	-	3*	5	8
York Region	-	-	-	-	-
New	-	30	3	333	366
Existing	-	-	-	375	375
SUB TOTAL	-	30	3	708	741
TOTAL OFFICE	-	-	-	-	-
New	996	691	3	3,422	5,112
Existing	-	412	-	3,074	3,486
TOTAL	996	1,103	3	6,496	8,598

* Units committed in Township of Georgina, Region of York

SOCIAL HOUSING

Commitments under the National Housing Act in 1979 for private non-profit corporations almost tripled the 1978 level of activity. This increase is attributable in part to the introduction of a new Non-Profit Program which provides loan insurance for 100 percent of project cost within maximum price limits and supplies interest subsidies to reduce the cost of borrowing to two percent. In past years, CMHC provided direct loans for 100 percent of costs at an effective rate of eight percent and a ten percent forgiveness feature. Responsibility for administering the new program for public non-profit corporations such as the City of Toronto and Metro Housing Corporations was disentangled to the Province of Ontario in April, 1979 although the Toronto office continued to provide assistance with processing throughout the year.

MARKET HOUSING

The total commitment level of market housing in 1979 decreased due to reduced activity during the first three quarters of 1979 for all housing unit types except single detached units. During the fourth quarter, however, activity for multiple unit projects was at a very high level and suggests some possible turning point in the trend toward lower commitments. Although the number of starts was reduced in 1979 there were over 17,000 housing units under active CMHC lending operations administration at year end.

LAND DEVELOPMENT

Funds in the amount of \$14,993,750 were approved in 1979 representing the 75 percent share of Section 40 Land Development in the Toronto area. All of these funds are committed to the Malvern federal-provincial project in the Borough of Scarborough and are slated for seven separate neighbourhoods. The bulk of the commitment for Neighbourhood 2 will be used to develop almost 1,200 housing units and community facilities in the central area.

TABLE 4: COMMITMENTS UNDER THE RESIDENTIAL REHABILITATION ASSISTANCE PROGRAM

MUNICIPALITY	URBAN AREAS *				NON PROFIT & CO-OP		TOTAL	
	HOMEOWNER		LANDLORD					
	(\$000)	UNITS	(\$000)	UNITS	(\$000)	UNITS/BEDS	(\$000)	UNITS/BEDS
Toronto City	229	41	-	-	244	81	473	122/0
Etobicoke	-	-	-	-	206	55	206	55/0
Scarborough	-	-	-	-	474	146	474	146/0
York b.	-	-	-	-	480	128	480	128/0
East York	-	-	-	-	-	-	-	-
North York	-	-	-	-	-	-	-	-
Metro Toronto	229	41	-	-	1,404	410/0	1,633	451/0
Aurora	-	-	-	-	-	-	-	-
East Gwillimbury	3	1	-	-	-	-	3	1/0
King Township	-	-	-	-	-	-	-	-
Markham	-	-	-	-	-	-	-	-
Newmarket	-	-	-	-	-	-	-	-
Richmond Hill	53	7	-	-	-	-	53	7/0
Vaughan	-	-	-	-	-	-	-	-
Whitchurch/ Stouffville	-	-	-	-	-	-	-	-
York Region	56	8	-	-	-	-	56	8/0
Total	285	49	0	0	1,404	410/0	1,689	459/0

* Includes loans in NIP areas, specially designated areas, and designated rehabilitation areas.

APPENDIX A

DEFINITIONS

TABLE 1Direct Loans for Social Housing Includes:

Section 43
 Section 40 Federal-Provincial Regular
 Section 40 Rural and Native Housing
 All Section 15 Non-Profit and Co-Operative: Direct and Equity
 15.1 Non Profit - Public and Private
 Section 34.18 Co-operative

Direct Loans for Market Housing Includes:

Section 58 Homeowner (Graduated payment mortgage and rental)
 Section 59 DIAND

Insured Loans Plus Other NHA Assistance, Includes:

Section 14.1 ARP(P)PRL
 Section 34.16 AHOP(P)IRL
 Section 34.16 AHOP(P)PRL
 Section 56.1 Public and Private Non Profit and Co-operative and DIAND

Insured only, is:

Section 6 on new housing for rental and ownership where none of the above programs are involved.

Conventional and Other is all non-NHA financed activity.TABLE 2Market Area or Municipality:

Municipal or regional boundaries as specified.

Supply at Dec. 31, 1979:

The supply of MARKET HOUSING at December 31, 1979 consists of housing units defined as follows: approved and not started, under construction, completed and unoccupied and unoccupied acquisitions in a marketable state.

The supply of SOCIAL HOUSING units is defined the same as market housing except completed and unoccupied units and unoccupied acquisitions are not included.

Absorbed During 1979 is:

The level of completed and unoccupied at the beginning of 1979 plus completions during 1979 minus the level of completed and unoccupied at the end of 1979. In market areas where CMHC has marketable acquisitions, the absorption of these units during 1979 has also been included.

TABLE 3Global Units includes activity under:

Section 44(1)(a)
Section 56.1 Public Non-Profit

CMHC Units includes activity under:

Section 56.1 Private Non-Profit, Co-operatives and DIAND.

Rural & Native Units includes:

Section 40 Rural and Native Housing (Homeowner & Rental)

Direct Units includes:

Section 58
Section 59

Insured Units includes:

Section 6 Homeowner. Graduated payment mortgages for ownership and rental, where no other programs are also involved.

TABLE 4

Landlord units and dollars refers to both the 34.1 RRAP Rental (D) and Rental (P) programs. In the latter case, the dollars will refer to only the forgiveness portion. Under Rental (D) the dollars will refer to the loan amount.

**IN
ONTARIO REGION**

OFFICES	MANAGER	TELEPHONE NO.	CIVIC ADDRESS	MAILING ADDRESS
BARRIE	S.C. Trainor	(705) 728-4811	Civic Square Tower Suite 701, 70 Collier Street, BARRIE, Ontario.	P.O. Box 578, BARRIE, Ontario L4M 4V1
HAMILTON	R.W. Nichol	(416) 523-2451	350 King Street East, Suite 202, HAMILTON, Ontario	P.O. Box 56, HAMILTON, Ontario L8N 3B1
KINGSTON	B.P. Hutchings	(613) 544-4741	Kingston Shopping Centre, 1082A Princess Street, KINGSTON, Ontario	P.O. Box 730, KINGSTON, Ontario K7L 4X6
KITCHENER	L.A. Williams	(519) 743-5264	1770 King Street E., KITCHENER, Ontario.	P.O. Box 1054, KITCHENER, Ontario N2G 4G1
LONDON	J.S. Morris	(519) 438-1731	285 King St. 4th Floor LONDON, Ontario.	P.O. Box 2845, LONDON, Ontario N6A 4H4
MISSISSAUGA	J.D. Ewart	(416) 272-1744	33 City Centre Drive, Suite 670 Square One, MISSISSAUGA, Ontario	P.O. Box 4020, Station A, MISSISSAUGA, Ontario L5A 3W8
NORTH BAY	G.J. Gagné	(705) 472-7750	593 Main Street East, NORTH BAY, Ontario. P1B 1B7	593 Main Street East P.O. Box 1260, NORTH BAY, ONTARIO P1B 1B7
ONT. REG. OFFICE	General Manager Dist. Mgr. (South) Dist. Mgr. (North)	(416) 498-7300	2255 Sheppard Ave. East Suite 222E, WILLOWDALE, Ontario M2J 1W7	Same as Civic Address

C.M.H.C. LIST OF OFFICES
IN
ONTARIO REGION

OFFICES	MANAGER	TELEPHONE NO.	CIVIC ADDRESS	MAILING ADDRESS
OSHAWA	G.B. Thompson	(416) 571-3200	2 Simcoe St. S. OSHAWA, Ontario. L1H 7N1	P.O. Box 890, OSHAWA, Ontario.
OTTAWA	W.J. Markey	(613) 225-6770	1500 Merivale Road, OTTAWA, Ontario	P.O. Box 5050, Station F, OTTAWA, Ontario. K2C 3K5
PETERBOROUGH	C.W. Pugsley	(705) 743-3584	251 Charlotte Street, PETERBOROUGH, Ontario.	P.O. Box 689. PETERBOROUGH, Ontario. K9J 6Z8
ST. CATHARINES	C.W. Lusk	(416) 685-6521	50 William Street, ST. CATHARINES, Ontario.	P.O. Box 308, ST. CATHARINES, Ont. L2R 6T7
SAULT STE. MARIE	J.M. Hewitt	(705) 256-5603	Station Tower 421 Bay Street, 3rd Floor, SAULT STE. MARIE, Ontario.	P.O. Box 189, SAULT STE. MARIE, Ont. P6A 5L6
SUDBURY	G. Emard	(705) 675-2206	City Centre, Suite 222, 100 Elm Street. East, SUDBURY, Ontario	P.O. Box 1300, SUDBURY, Ontario. P3E 4S7
THUNDER BAY	R.B. Fenlon	(807) 623-3496	West Arthur Place, 1265 Arthur Street, Suite 302 THUNDER BAY, Ontario.	P.O. Box 940, Station F, THUNDER BAY, Ontario. P7C 4X8
TORONTO	D.A. Hughes	(416) 781-2451	650 Lawrence Ave. West, TORONTO, Ontario. M6A 1B2	Same as Civic Address
WINDSOR	G.W. Beardsall	(519) 253-7427	Westcourt Place, Suite 505 251 Goyeau Street, WINDSOR, Ontario. N9A 6P2	P.O. Box 906, WINDSOR, Ontario. N9A 6P2

**C.M.H.C. LIST OF OFFICES
IN
ONTARIO REGION**

OFFICES		TELEPHONE NO.	CIVIC ADDRESS	MAILING ADDRESS
CORNWALL	G.J. Bazine Representative	(613) 933-6225	4 Montreal Road, CORNWALL, Ontario. K6H 1B1	Same as Civic Address
ELLIOT LAKE	V.M. Jorgensen Administrator	(705) 848-2245	16 Elizabeth Walk, ELLIOT LAKE, Ontario.	P.O. Box 37, ELLIOT LAKE, Ontario. P5A 2J6
KENORA	A.F. Croteau Administrator	(807) 468-3464	Cdn. Imperial Bank of Commerce Bldg., 2nd Floor, 111 Main Street South, KENORA, Ontario. P9N 1T1	P.O. Box 2860 KENORA, Ontario. P9N 3X8
OWEN SOUND	R.E. Vachon Resident Inspector	(519) 376-1391	Government of Canada Bldg., Room 201, Third Avenue, OWEN SOUND, Ontario. N4K 5N9	Same as Civic Address
PEMBROKE	G. Evans Representative	(613) 735-0669	2nd Floor, Provincial Bank Bldg., 79 Pembroke Street W., PEMBROKE, Ontario. K8A 5M5	Same as Civic Address
SARNIA	N.L. Merizzi Representative	(519) 344-1119 344-1110	201 Front Street N., Suite 603, Polysar Bldg., SARNIA, ONTARIO. N7T 7T9	Same as Civic Address
TIMMINS	C. Bertrand Administrator	(705) 267-1112	37 Preston Street South, TIMMINS, Ontario. P4N 3M7	Same as Civic Address

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- A56



Canada Mortgage
and Housing Corporation

Société canadienne
d'hypothèques et de logement

1980 ANNUAL REPORT

TORONTO OFFICE



Canadä

CANADA MORTGAGE AND HOUSING CORPORATION
TORONTO BRANCH OFFICE ANNUAL REPORT 1980
AND
ONTARIO OVERVIEW 1980

Please find enclosed a copy of the Toronto office annual report for 1980. Included in this year's report is a summary of CMHC's provincial activity, the Toronto office's activity on a municipality-by-municipality basis, and three project overviews which are helpful in illustrating how CMHC, through the National Housing Act, provides housing to a wide variety of Canadians.

As you will see from perusing the material, our mortgage insurance activity for social housing programs had a record year in 1980, committing 3,001 new and existing units - up forty-three per cent over 1979. This increased activity will add to the supply of new rental accommodation during a year of low vacancy rates - CMHC's vacancy rate for private market units dropped from 1.0 per cent in April to 0.5 per cent in October.

The Toronto office territory includes all of Metropolitan Toronto and most of York Region. To our west, north, and east are the CMHC Mississauga, Barrie and Oshawa offices respectively. An address list of these and other CMHC offices is included within the report.

We have produced our local annual report this year well in advance of the release of CMHC national annual report in an attempt to provide you with our record of activity during 1980 earlier in 1981. We will be sending you the national annual report as usual in the hope of reinforcing our good relations and improving our communications within the community. If I can be of further assistance to you in explaining any aspect of CMHC programs or policy, please do not hesitate to call.

Yours sincerely,



D.A. Hughes
Manager

A

CMHC IN ONTARIO

FOCUS ON 1980

CMHC IN ONTARIO: FOCUS ON 1980

The year 1980, for the Ontario Region of Canada Mortgage and Housing Corporation, was a time for fine-tuning our skills and services to match the demonstrated needs of our client groups in an ever-changing marketplace.

When the year was yet young, CMHC announced a major change in its lending structure which effectively removed existing ceilings on loans insured under the National Housing Act. Coupled with mid-year policies that streamlined our inspection and standards procedures and expanded our choice of mortgage options, plus a late-year adjustment to loan ratios, this has put us in an excellent position to respond more effectively than ever before to a wide variety of client preferences.

With respect to real estate activities, CMHC in Ontario honed its marketing skills to deal with the unprecedented number of NHA-insured housing units acquired by the Mortgage Insurance Fund. Various sales techniques were employed to market these properties including Requests for Proposals at both the national and regional levels, exclusive marketing contracts, MLS listings and in a few cases, direct sales by branch offices.

The Region's monthly Housing Market Report has been refined and expanded during 1980 to include forecasts of supply and demand on the quarter plus charts showing changes in inventories and absorption rates over a one-year period. This service has won considerable favour among our client groups as a market research tool. It has identified nearly all Ontario market areas as opportunities for investment, which may seem surprising, given the recession which prevailed throughout the year. Primarily responsible for the situation is a cautious industry which restrained supply in the face of escalating mortgage interest rates. As a consequence, inventories accumulated during the past three or four years have declined dramatically.

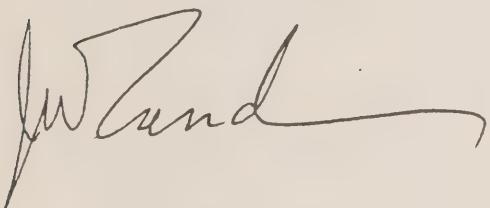
In the field of social housing, our primary objective has been to encourage integrated projects representing a mix of incomes and lifestyles. Our private and co-operative non-profit delivery capability reached record levels in 1980, assisted by substantial increases in both the funding of resource groups and start-up assistance. At mid-year, when it became apparent that the apartment vacancy rate would fall below one per cent in some areas, the federal government allocated an additional 2,500 units of private and co-operative non-profit assistance to Ontario, all of which were committed. Although erratic interest rates discouraged some private investment in rental housing, CMHC's interest-reduction grants in these programs ensure a strong and continuous supply.

Thanks to our municipal non-profit activities, interest write-downs to two per cent were also made available to units developed by Ontario municipalities in co-operation with the Ministry of Housing. A new agreement which relaxed requirements for municipalities to contribute subsidy assistance prompted a large number of new commitments by year-end.

With the growing emphasis in this province on housing rehabilitation, it is significant to record the success of a new dimension added to the rental aspect of our Residential Rehabilitation Assistance Program (RRAP). This initiative encourages the use of private funds and really began to realize its potential during 1980, producing a twenty per cent increase in rental RRAP activity over the previous year.

Recognizing a need to focus on housing requirements for native peoples, CMHC committed Ontario's first two urban native projects and in addition, contributed more than \$50,000 toward a major study concerned with native shelter conditions in the urban environment. A total of 304 homeowner and rental units were undertaken on behalf of native people in rural areas having less than 2,500 population. Together, these initiatives represent a positive step toward the provision of suitable accommodation for this sector of the Ontario community.

For CMHC in Ontario, 1980 has produced a double measure of challenge: to meet ever-increasing demands for funding on the subsidy side and accelerated service on the market side; to meet both demands in full recognition of the limits imposed by a straitened economy. We in Ontario have done our level best.

A handwritten signature in black ink, appearing to read "J. W. Sanderson".

J. W. Sanderson,
General Manager,
Ontario Region.

TORONTO OFFICE OVERVIEW

Canada Mortgage and Housing Corporation's Toronto office is pleased to report that through the auspices of the National Housing Act, the Corporation assisted in the construction, financing or rehabilitation of 7,858 housing units during 1980. Our social housing programs helped provide or improve 3,001 units - a record for commitments - up forty-three per cent over 1979. Mortgage insurance programs for market housing assisted in the financing of 4,562 new and existing housing units and ninety-two nursing home beds. Our Residential Rehabilitation Assistance Program accounted for the remaining units, assisting homeowners, landlords, non-profit groups and co-operatives, to rehabilitate 295 units.

SUMMARY OF COMMITMENTS

<u>Program Area*</u>	1980			<u>1979</u> <u>Units</u>	<u>Per cent Change</u>
	<u>Units</u>	<u>Categories</u>	<u>Total</u>		
	<u>New</u>	<u>Existing</u>	<u>Total</u>		
Market Housing					
- homeowner	1,426	1,794	3,220		
- rental	233	1,109	1,342		
Total	1,659	2,903	4,562	6,496	-30%
Social Housing					
- municipal non-profit	332	-	332	996	
- private non-profit	1,761	109	1,870	653	
- co-op non-profit	464	334	798	450	
- rural and native	-	1	1	3	
Total	2,557	444	3,001	2,102	+43%
Residential Rehabilitation Assistance Program					
- homeowner		20	20	49	
- landlord		1	1	0	
- non-profit and co-op.		274	274	410	
Total	n.a.	295	295	459	-36%
TOTAL PROGRAMS	4,216	3,642	7,858	9,057	-13%

Note: * Program definitions are listed in Appendix A
n.a. is not applicable.

In addition, funds in the amount \$5 899 534 were approved in 1980 to continue development within the Malvern federal-provincial land assembly in the Borough of Scarborough. The funding represents the federal government's seventy-five per cent share of costs for numerous projects ranging from grade separation, land servicing, community facility construction and the ongoing servicing of 1,224 residential units in Neighbourhood 2.

The 1980 program commitment levels were achieved during a year when housing markets in the Toronto area were critically influenced by: the highest nominal interest rates experienced in Canada this century; inflation gaining momentum at high levels and weak economic growth, particularly in the automotive sector; a low level of consumer confidence. Markets also adjusted to a continuing change in housing requirements resulting from a lower level of net immigration to Canada, a greater interprovincial exodus of people from Toronto to the west, and a continued shift of population to the fringe areas of greater Toronto - encompassing the regions of Peel, York and Durham.

In view of these adjustments, the market performed well in 1980. When all types of housing starts are grouped together, 1980 witnessed the production of 13,047 housing units which, relative to 1979, represents a decline of only four per cent. The production of 5,028 new housing units in 1980 was made possible by National Housing Act programs and is up almost twenty per cent from 1979 NHA starts. The fall-off in total starts is attributable primarily to a drop in double and freehold row units. New construction in 1980 was led by apartment condominiums which more than doubled 1979 levels. CMHC was active in providing mortgage insurance for almost half the condominium apartment projects begun in 1980. Modest increases in starts were also recorded in the single homeowner and row and apartment rental types. New construction was stimulated late in 1980 by a rapidly declining supply of new units. At year end, the inventory of new units was down thirty-five per cent, compared to 1979.

Supply Type	Year		Annual Change	
	1979	1980	Units	Per cent
Market Housing Units	19,096	11,922	-7,174	-38%
Social Housing Units	4,929	3,728	-1,201	-24%
Total Units	24,025	15,650	-8,375	-35%

The decline in new construction has resulted in more rapidly rising prices, greater activity in the existing home market and a significant reduction in the vacancy rate of existing rental apartments. CMHC's vacancy rate for private market units dropped from 1.0 per cent in April to 0.5 per cent in October.

In response to this situation, the social housing picture in the Toronto area was significantly improved by an additional allocation of 2,200 federal subsidy units. The increase, which represents almost half of a supplemental across-Canada allocation, will help alleviate the low vacancy situation and declining supply of low- and moderately-priced rental accommodation.

An example of how similar federal subsidy units and other National Housing Act programs have combined to finance the purchase and rehabilitation of existing housing units in Toronto is Beech Hall.

BEECH HALL - CMHC TO THE RESCUE

A truly happy group of senior citizens is still calling Beech Hall home, thanks to CMHC funds which helped restore their low-rise apartments. This group of buildings, now some 27 years old, was slated for demolition and the predicament of the residents received wide publicity.

Originally financed in 1952 by CMHC as a Limited Dividend project, Beech Hall had as its sponsor the Borough of York. By the late 1970's, however, the costs of operation and needed renovations had escalated to the point where the Borough was seriously considering demolition of this senior citizen residence. After many public meetings, the Co-operative Housing Federation of Toronto took the lead in persuading the Borough Council to vote in favour of preserving it and paying off the remaining mortgage.

A telethon was organized and \$11,000 raised to assist the occupants who had created their own co-operative, spurred on by a start-up grant of \$1,500 from CMHC. Through an approved lender, financing was arranged of over two million dollars, earmarked for the acquisition of the building and fully-insured by the Corporation, which also provided an annual operating subsidy (\$249 434) to effectively reduce the loan interest rate to two per cent. This assistance is designed to ensure that residents who qualify on the basis of income will find monthly rent within their means.

Yet another CMHC housing aid - the Residential Rehabilitation Assistance Program (RRAP), provided \$480,000 toward renovating Beech Hall while further government assistance from the Canadian Home Insulation Program (CHIP) provided \$215 per unit. Some units have been designed expressly for the handicapped, with all kitchen facilities easily reached from a wheelchair.

Clearly the federal government, through CMHC its housing agency, has acted positively to ensure that mature adults can continue to enjoy life at Beech Hall in the familiar - and now rejuvenated - surroundings that mean so much to them.

LIFESTYLE CHANGES INCREASE POPULARITY OF HIGHRISE CONDOMINIUMS

CMHC's mortgage insurance program was also active in 1980, assisting local builders to provide more housing to meet the needs of a number of Canadians. During the last year, construction continued at two very successful condominium projects in North York: Tridel's "Skymark Place", a highrise luxury condominium at Don Mills Road and Finch Avenue and "The Atrium" at Yonge Street and Sheppard Avenue, a joint venture of Bramalea Limited and Shaftsbury Developments Limited.

Skymark Place is located atop one of the highest points of land in Toronto. It's setting, together with large suites, extensive amenities and elaborate recreation facilities, have combined to produce a sales success. Fifty per cent of the units were sold from plans in less than six months and continued sales strength has prompted Tridel to accelerate construction of yet another phase in the complex.

The Atrium enjoys a similar success story. Like the Skymark Place tower, its design includes many of the comforts and appeal of the single family house. This factor, coupled with special attention to security, location, and marketing, resulted in all 222 suites selling out between April and September.

These two developments are part of the most significant new housing trend apparent in Toronto and area during 1980 - an accelerated interest in the luxury highrise condominium lifestyle. Builders began marketing to specific lifestyles using a variety of themes - "We have designs on your new lifestyle!", and "When is the right time in life to move to a condominium?" They were able successfully to determine that, as the population ages and maintenance of a large, single family home becomes onerous, a nicely-situated and well-designed condominium unit becomes a viable alternative for mature couples and individuals whose children have grown up. More and more younger people opted for a two-career lifestyle in 1980 and condominium living, particularly downtown, became the perfect option for them as well. From all counts there is also a great deal of interest by speculators for this type of housing, which is likely to remain until supply catches up with demand and increases in value stabilize.

As illustrated by these examples, CMHC's Toronto office continued its efforts throughout 1980 to encourage the production of affordable housing in suitable quantities for the use of local people. We look forward to continuing our service in the coming year.

C

DETAILED
SUMMARY
OF
ACTIVITY
TORONTO OFFICE

TABLE 1: SUMMARY OF STARTS BY SOURCE OF FINANCING

	1978	1979	1980
	UNITS		
<u>NHA ASSISTANCE</u>			
Direct Loans for Social Housing	2,805	1,231	375
Direct Loans for Market Housing	-	-	-
Insured Loans plus Other			
<u>NHA Assistance</u>	6,291	1,494	1,822
<u>Insured Loans</u>	2,081	1,489	2,831
 NHA SUB TOTAL	 11,177	 4,214	 5,028
 <u>CONVENTIONAL AND OTHER</u>	 6,075	 9,342	 8,019
 TOTAL	 17,252	 13,556	 13,047

TABLE 2: Commitments Under the NHA in 1980

Market Area	Social Housing				Market Housing		Total Units
	Non-Profit Housing		Rural & Native	Insured Units			
	Municipal*	Private	Co-op	Units	H.O.	Rental	
Toronto C.							
New	176	640	262	-	258	54	1,390
Existing	-	109	133	-	630	60	932
TOTAL	176	749	395	-	888	114	2,322
Etobicoke							
New	-	456	-	-	211	179**	846
Existing	-	-	-	-	278	410	688
TOTAL	-	456	-	-	489	589	1,534
Scarborough							
New	-	408	202	-	380	-	990
Existing	-	-	201	-	433	552	1,186
TOTAL	-	408	403	-	813	552	2,176
York B.							
New	-	210	-	-	-	-	210
Existing	-	-	-	-	13	-	13
TOTAL	-	210	-	-	13	-	223
East York							
New	-	-	-	-	-	-	-
Existing	-	-	-	-	55	-	55
TOTAL	-	-	-	-	55	-	55
North York							
New	125	-	-	-	222	-	347
Existing	-	-	-	-	91	-	91
TOTAL	125	-	-	-	313	-	438
Metropolitan Toronto							
New	301	1,714	464	-	1,071	233	3,783
Existing	-	109	334	-	1,500	1,022	2,965
TOTAL	301	1,823	798	-	2,571	1,255	6,748
Aurora							
New	-	-	-	-	47	-	47
Existing	-	-	-	-	43	-	43
TOTAL	-	-	-	-	90	-	90
East Gwillimbury							
New	-	-	-	-	-	-	-
Existing	-	-	-	-	-	-	-
TOTAL	-	-	-	-	-	-	-

H.O. is homeowner and includes condominium

* Includes provincial activity under 56.1, 441(a)

** Does not include 92 bed nursing home

TABLE 2: Commitments Under the NHA in 1980, Continued

Market Area	Social Housing				Market Housing		Total Units
	Non-Profit Housing		Rural & Native		Insured	Units	
	Municipal*	Private	Co-op	Units	H.O.	Rental	
King	-	-	-	-	-	-	-
New	-	-	-	-	-	-	-
Existing	-	-	-	-	-	-	-
TOTAL	-	-	-	-	-	-	-
Markham	-	-	-	-	171	-	171
New	-	-	-	-	117	-	117
Existing	-	-	-	-	288	-	288
TOTAL	-	-	-	-	-	-	-
Newmarket	-	-	-	-	-	-	-
New	-	-	-	-	-	-	-
Existing	-	-	-	-	62	87	149
TOTAL	-	-	-	-	62	87	149
Richmond Hill	-	-	-	-	-	-	-
New	-	-	-	-	-	-	-
Existing	-	-	-	-	38	-	38
TOTAL	-	-	-	-	38	-	38
Vaughan	31	7	-	-	137	-	175
New	31	7	-	-	12	-	12
Existing	-	-	-	-	149	-	187
TOTAL	-	-	-	-	-	-	-
Whitchurch/Stouffville	-	40	-	-	-	-	40
New	-	40	-	-	-	-	-
Existing	-	-	-	1**	22***	-	23
TOTAL	-	40	-	1	22	-	63
York Region	31	47	-	-	355	-	433
New	31	47	-	-	294	87	382
Existing	-	-	-	-	649	87	815
SUB TOTAL	-	47	-	1	-	-	-
TOTAL OFFICE	332	1,761	464	-	1,426	233	4,216
New	332	1,761	464	-	1,794	1,109	3,347
Existing	-	109	334	1	3,220	1,342	7,563
TOTAL	332	1,870	798	1	-	-	-

H.O. is homeowner and includes condominium.

* Includes provincial activity under 56.1, 441(a)

** Unit committed in Pefferlaw, Region of York

*** Includes 15 units committed in Keswick

TABLE 3: Commitments Under Residential Rehabilitation Assistance Program in 1980

	Urban Areas *				Non-Profit & Co-op		Total Commitments	
	Homeowner (\$000)	Units	Landlord (\$000)	Units	(\$000)	Units	(\$000)	Unit
Toronto C.	115	19	3	1	394	124	512	144
Etobicoke	-	-	-	-	-	-	-	-
Scarborough	-	-	-	-	544	145	544	145
York B.	-	-	-	-	-	-	-	-
East York	-	-	-	-	-	-	-	-
North York	-	-	-	-	-	-	-	-
Metropolitan Toronto	115	19	3	1	938	269	1,056	289
Aurora	-	-	-	-	-	-	-	-
East Gwillimbury	-	-	-	-	-	-	-	-
King	-	-	-	-	-	-	-	-
Markham	-	-	-	-	-	-	-	-
Newmarket	-	-	-	-	-	-	-	-
Richmond Hill	8	1	-	-	-	-	8	1
Vaughan	-	-	-	-	-	-	-	-
Whitchurch/Stouffville	-	-	-	-	15	5	15	5
York Region	8	1	-	-	15	5	23	6
TOTAL OFFICE	123	20	3	1	953	274	1,079	295

* Includes loans in NIP areas, specially designated areas, and designated rehabilitation areas.

TABLE 4: Real Estate Sales 1980

MARKET AREA	OWNERSHIP					RENTAL		TOTAL	
	FREEHOLD			CONDOMINIUM					
	SINGLE	DOUBLE	ROW	ROW	APT	ROW	APT		
Toronto City	13	14	-	2	5	-	21	55	
Etobicoke	8	-	-	7	67	-	410	492	
Scarborough	5	1	-	24	38	-	552	620	
York B.	3	2	-	-	40	-	-	45	
East York	2	2	-	-	6	-	-	10	
North York	<u>1</u>	<u>1</u>	<u>-</u>	<u>9</u>	<u>42</u>	<u>-</u>	<u>-</u>	<u>53</u>	
Metropolitan Toronto	32	20	0	42	198	0	983	1,275	
Aurora	-	-	-	-	-	-	-	-	
East Gwillimbury	-	-	-	-	-	-	-	-	
King Township	-	-	-	-	-	-	-	-	
Newmarket	1	-	-	-	-	-	-	1	
Richmond Hill	-	-	-	1	3	-	-	4	
Markham	-	-	-	1	59	-	-	60	
Vaughan	-	-	-	-	-	-	-	-	
Whitchurch Stouffville	<u>1</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1</u>	
York Region	2	0	0	2	62	0	0	66	
Total	34	20	0	44	260	0	983	1,341	

Note: all sales shown in units. Does not include 119 bed nursing home sold in the City of Toronto during 1980.

APPENDIX A

DEFINITIONS UNDER THE NATIONAL HOUSING ACT (NHA)

TABLE 1

Direct Loans for Social Housing Includes:

Section 43
Section 40 Federal-Provincial Regular
Section 40 Rural and Native Housing
All Section 15 Non-Profit and Co-operative: Direct and Equity
15.1 Non-Profit, Public and Private
Section 34.18 Co-operative

Direct Loans for Market Housing Includes:

Section 58 Homeowner (Graduated and equal payment mortgage and rental)
Section 59 Department of Indian and Northern Development, Indians on reserve

Insured Loans Plus Other NHA Assistance, Includes:

Section 14.1 Assisted Rental Program, Private, Payment Reduction Loan
Section 34.16 Assisted Home Ownership Program, Private, Payment and Interest Reduction Loans
Section 56.1 Public and Private Non-Profit and Co-operative and Indians on reserve

Insured only, is:

Section 6 on new housing for rental and ownership where none of the above are involved.

Conventional and Other is all non-NHA financed activity.

TABLE 2

Market Area or Municipality:

Municipal or regional boundaries as specified.

Municipal/Provincial Non-Profit includes all activity under Section 44(1)(a) and Section 56.1 Municipal/Provincial Non-Profit.

Private Non-Profit includes all activity under Section 56.1 Private Non Profit.

Co-operative includes all activity under Section 56.1 Co-operatives.

Rural & Native Units includes all Section 40 Rural and Native Housing (home-owner and rental) activity.

Market Housing includes all commitments for insured homeowner and rental units under Section 6, included graduated payment mortgages. All other units financed under the NHA where no other programs are involved are also included in this category.

TABLE 3

Landlord units and dollars refers to both the 34.1 RRAP Rental (D) and Rental (P) programs. In the latter case, the dollars will refer to only the forgiveness portion. Under Rental (D) the dollars will refer to the loan amount.

TABLE 4

Real Estate Sales in 1980

Cummulative number of sales closing in 1980. House type-tenure identified by intended market. For example, condominium units or projects sold by CMHC as rental units or projects are classified as rental.

C.M.H.C. LIST OF OFFICES
IN
ONTARIO REGION

Administration and Finance (A & F)

OFFICES	MANAGER	TELEPHONE NO.	CIVIC ADDRESS	MAILING ADDRESS
BARRIE	S.C. Trainor	(705) 728-4811	Civic Square Tower Suite 701 70 Collier Street, BARRIE, Ontario	P.O. Box 578, BARRIE, Ontario L4M 4V1
HAMILTON	R.W. Nichol	(416) 523-2451	350 King Street East, Suite 202 HAMILTON, Ontario	P.O. Box 56, HAMILTON, Ontario L8N 3B1
KINGSTON	C.W. Pugsley	(613) 544-4741	Kingston Shopping Centre, 1082A Princess Street, KINGSTON, Ontario	P.O. Box 730, KINGSTON, Ontario K7L 4X6
KITCHENER	L.A. Williams	(519) 743-5264	1770 King Street E., KITCHENER, Ontario	P.O. Box 1054, KITCHENER, Ontario N2G 4G1
LONDON	C.W. Lusk	(519) 438-1731	285 King St. 4th Floor LONDON, Ontario	P.O. Box 2845, LONDON, Ontario N6A 4H4
MISSISSAUGA	J.D. Ewart	(416) 272-1744	33 City Centre Drive Suite 670 Square One, MISSISSAUGA, Ontario	P.O. Box 4020, Station A, MISSISSAUGA, Ontario L5A 3W8
NORTH BAY	L. Levasseur	(705) 472-7750	593 Main Street East, NORTH BAY, Ontario P1B 1B7	593 Main Street East P.O. Box 1260 NORTH BAY, Ontario P1B 1B7
ONTARIO REGIONAL OFFICE				
General Manager	J.W. Sanderson	(416) 498-7300	2255 Sheppard Ave. E. Suite 222E,	Same as Civic Address
District Manager (South)	R.D. Parkinson		WILLOWDALE, Ontario	
District Manager (North)	J.E. Thompson		M2J 1W7	

C.M.H.C. LIST OF OFFICES
IN

ONTARIO REGION

Administration and Finance (A & F)

OFFICES	MANAGER	TELEPHONE NO.	CIVIC ADDRESS	MAILING ADDRESS
OSHAWA	G.B. Thompson	(416) 571-3200	2 Simcoe St. S. OSHAWA, Ontario L1H 7N1	P.O. Box 890, OSHAWA, Ontario
OTTAWA	W.J. Markey	(613) 225-6770	1500 Merivale Road OTTAWA, Ontario	P.O. Box 5050 Station F OTTAWA, Ontario K2C 3K5
PETERBOROUGH	C.E. Johnson	(705) 743-3584	251 Charlotte Street PETERBOROUGH, Ontario	P.O. Box 689 PETERBOROUGH, Ontario L9J 6Z8
ST. CATHARINES	N. Laver	(416) 685-6521	50 William Street ST. CATHARINES, Ontario	P.O. Box 308 ST. CATHARINES, Ont. L2R 6T7
SAULT STE. MARIE	J.M. Hewitt	(705) 256-5603	Station Tower 421 Bay Street, 3rd Floor SAULT STE. MARIE, Ontario	P.O. Box 189 SAULT STE. MARIE, Ont. P6A 5J6
SUDBURY	G. Emard	(705) 675-2206	City Centre, Suite 222 100 Elm Street, East SUDBURY, Ontario	P.O. Box 1300 SUDBURY, Ontario P3E 4S7
THUNDER BAY	R.B. Fenlon	(807) 623-3496	West Arthur Place 1265 Arthur Street Suite 302 THUNDER BAY, Ontario	P.O. Box 940 Station F THUNDER BAY, Ontario P7C 4X8
TORONTO	D.A. Hughes	(416) 781-2451	650 Lawrence Ave. West TORONTO, Ontario M6A 1B2	Same as Civic Address
WINDSOR	G.W. Beardsall	(519) 253-7427	Bank of Nova Scotia Bldg. 380 Ouellette Avenue 3rd Floor WINDSOR, Ontario N9A 6P2	P.O. Box 906 WINDSOR, Ontario N9A 6P2

C.M.H.C. LIST OF OFFICES
IN
ONTARIO REGION

Administration and Finance (A & F)

OFFICES	MANAGER	TELEPHONE NO.	CIVIC ADDRESS	MAILING ADDRESS
CORNWALL Representative	G.J. Bazinet	(613) 933-6225	4 Montreal Road CORNWALL, Ontario K6H 1B1	Same as Civic Address
ELLIOT LAKE Administrator	V.M. Jorgensen	(705) 848-2245	16 Elizabeth Walk ELLIOT LAKE, Ontario	P.O. Box 37 ELLIOT LAKE, Ontario P5A 2J6
KENORA Administrator	A.F. Croteau	(807) 468-3464	Cdn. Imperial Bank of Commerce Bldg. 2nd Floor 111 Main Street South KENORA, Ontario P9N 1T1	P.O. Box 2860 KENORA, Ontario P9N 3X8
OWEN SOUND Resident Inspector	R.E. Vachon	(519) 376-1391	Government of Canada Bldg., Room 201 Third Avenue OWEN SOUND, Ontario N4K 5N9	Same as Civic Address
PEMBROKE Representative	G. Evans	(613) 735-0669	2nd Floor Provincial Bank Bldg. 79 Pembroke Street W. PEMBROKE, Ontario K8A 5M5	Same as Civic Address
SARNIA Representative		(519) 344-1119 344-1110	201 Front Street N. Suite 603 Polysar Bldg. SARNIA, Ontario N7T 7T9	Same as Civic Address
TIMMINS Administrator	C. Bertrand	(705) 267-1112	37 Preston Street South TIMMINS, Ontario P4N 3M7	Same as Civic Address

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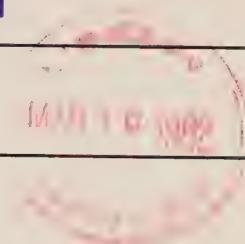


Canada Mortgage
and Housing Corporation

Société canadienne
d'hypothèques et de logement

1981 ANNUAL REPORT

TORONTO OFFICE



CMHC
making Canada a better place to live

Canada Mortgage
and Housing Corporation
Honourable Paul Léger
Minister



Canada

CANADA MORTGAGE AND HOUSING CORPORATION
TORONTO BRANCH OFFICE ANNUAL REPORT 1981
AND
ONTARIO OVERVIEW 1981

I am pleased to provide you with a copy of the Toronto office annual report for 1981. Included in this document are a summary of CMHC's provincial activity, the Toronto office's activity on a municipality-by-municipality basis and a number of project overviews which are helpful in illustrating how CMHC, through the National Housing Act, is providing housing to make Canada a better place to live.

As you will see from perusing the material, our mortgage insurance activity for assisted housing programs had another record year, committing 3 599 new and existing units - up twenty per cent over 1980. In addition, market housing commitments for new rental units also increased significantly over last year. This increased activity added to the supply of new rental accommodation during a year when vacancy rates for private market units dropped from 0.4 per cent in April to 0.3 per cent in October.

The Toronto office territory includes all of Metropolitan Toronto and most of York Region. To our west, north, and east are the CMHC Mississauga, Barrie and Oshawa offices respectively. An address list of these and other CMHC offices is included within the report.

In the near future, we will be sending you our Corporate annual report in the hope of reinforcing our good relations and improving our communications within the community. If I can be of further assistance to you in explaining any aspect of CMHC programs or policy, please do not hesitate to call.

Yours sincerely,



D.A. Hughes
Manager

ONTARIO IN '81: A BETTER PLACE TO LIVE

Public attention focused frequently on housing in Ontario during 1981 and the reasons are obvious when one contemplates the past year, as it were, through the looking glass.

Broadly speaking, 1981 was a time of erratic and generally high interest rates which had a predictable effect on the cost of mortgage money for homeowners. Despite this scenario, the market for both new starts and resales was exceptionally buoyant during the early months, finally succumbing to interest rate uncertainty in the second half. Real estate sales accomplished by CMHC branch and regional office staff in Ontario surpassed all expectations, the numbers curtailed only by a property acquisition rate somewhat lower than we had predicted.

As might be anticipated under the economic circumstances that prevailed latterly in 1981, rental vacancy rates fell to record lows in most Ontario centres and homeowners in modest income brackets were faced with some hard decisions as mortgage terms came up for renewal. Both federal and provincial governments stepped in to help alleviate these situations.

In March, through Canada Mortgage and Housing Corporation, extended federal assistance was offered for the second consecutive year to purchasers under the Assisted Home Ownership Program (AHOP) who were encountering hardship in meeting monthly mortgage payments. Up to \$1 500 became available to those homeowners who initially received a subsidy contribution when they entered the AHOP program and whose principal, interest and taxes exceeded thirty per cent of family income.

The federal budget of November 12 provided further homeowner aid by introducing the Canada Mortgage Renewal Plan, applicable to any eligible mortgage maturing between September 1 of 1981 and November 11 of 1982. Again the focus was on homeowners whose carrying costs exceeded thirty per cent of household income. Assistance may be in the form of either an interest deferral where CMHC will insure the lender against risk if necessary or an outright grant of not more than \$3 000.

At the same time, Ottawa presented the Canada Rental Supply Plan, geared to stimulating new private sector rental construction across the country. Ontario will receive a substantial number of the 15 000 units which will qualify under this program for special loan arrangements.

Earlier in the year, Ontario's Ministry of Municipal Affairs and Housing announced its own initiative to bring new private sector rental buildings on stream. The Ontario Rental Construction Loan (ORCL) Program also had a production target of 15 000 units with interest-free loans ranging up to \$6 000 depending on interest rates. As 1981 ended, ORCL had been taken up to full capacity and a substantial number of the resulting new starts will have the benefit of NHA loan insurance.

On the social housing side of its activity, CMHC in Ontario continued to promote a strong and continuous supply of affordable rental accommodation through its private and co-operative non-profit programs, delivery of the latter reaching record proportions in 1981. As was the case in 1980, the federal government in mid-year allocated additional units for these programs as yet another means of easing the tight rental situation. The Toronto Census Metropolitan Area received all 900 units designated for Ontario and all were fully committed, two-thirds for private non-profit, one-third for co-operatives. In association with the Province of Ontario, a record number of commitments was also achieved under the provincial and municipal non-profit arrangement in which provincial authorities play the lead role in program delivery.

May of last year saw a decision taken by the Ontario Metis and Non-Status Indian Association (OMNSIA) to terminate its agreement with CMHC to act as delivery agent for rural and native housing, effective mid-July. The Corporation is now delivering this program directly and despite the temporary disruption, succeeded in bringing on stream very nearly as many new homeowner units in 1981 as had been achieved in 1980. In addition, there was a significant increase in both capital and forgiveness dollars expended on rehabilitation designed to bring rural housing in line with acceptable standards of health and safety.

Rehabilitation, in fact, was a major housing emphasis in Ontario during 1981 and we see this trend continuing for some time to come. CMHC assistance through the Residential Rehabilitation Assistance Program (RRAP) and CMHC expertise, reflected in such educational initiatives as the Rehabilitation Skills Training courses conducted in recent months, will be major forces in helping Ontarians preserve and improve their existing housing stock.

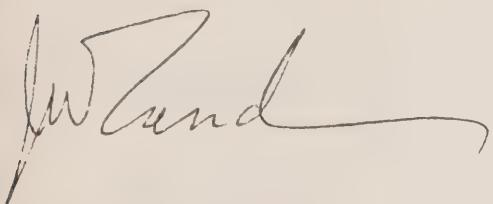
On July 1, for the first time since 1954, the Corporation raised the fee for its mortgage loan insurance application, thus putting our underwriting operations on a more cost effective basis. At the same time, paperwork was reduced drastically and processing was streamlined with speedy response as its objective. For the benefit of builders, greater flexibility was introduced into our advancing and inspections policies.

Also on July 1, higher energy conservation standards for housing financed under the National Housing Act became mandatory. As a result, CMHC is encouraging lenders to look at an increase in percentage of household income spent on accommodation when considering applications for mortgage loan insurance, the additional debt service to help offset added initial costs of energy efficient construction techniques.

Total housing starts in 1981 reached 50 161 units, a figure which will not likely be exceeded and will probably decline marginally in 1982. Rental starts in the year ahead are expected to reach 18 062 but the actual figures are difficult to determine at this point because traditional classifications

are rapidly becoming obscured in today's market. Starts recorded as condominium are often, in reality, rental projects registered as condominiums for marketing purposes. In terms of home ownership, it is worth noting that production levels of link and semi-detached units will be maintained in 1982. Combined with a modest increase in freehold and condominium row housing at the expense of single detached houses, this factor reflects the need of Ontario homeowners for shelter at a more modest price.

Obviously, 1981 was a year of considerable accomplishment for CMHC in Ontario, despite the difficulties it presented to everyone associated with the housing industry. It was also the thirty-fifth anniversary of this Corporation's founding as the federal housing agency. Perhaps the best way to summarize our achievements and improvements over the twelve months of 1981 is to view them in the context of the theme chosen for our thirty-five year advertising campaign....CMHC: making Ontario a better place to live.

A handwritten signature in black ink, appearing to read "J. Warren Sanderson".

J. Warren Sanderson
General Manager
Ontario Region

TORONTO OFFICE OVERVIEW

Canada Mortgage and Housing Corporation's Toronto office is pleased to report that through the auspices of the National Housing Act, the Corporation assisted in the construction, financing or rehabilitation of 7 320 housing units during 1981. Our social housing programs helped build or improve 3 599 units - a record for commitments for the second year in a row - up twenty per cent over 1980. Mortgage insurance programs for market housing assisted in the financing of 3 304 new and existing housing units with a dramatic increase in commitments for new rental projects. Commitments of homeowner units were down forty-four percent however, reflecting the fact that most sales in 1981 were conventionally financed and did not need mortgage insurance. Commitments of our Residential Rehabilitation Assistance Program also increased over 1980 activity by forty-one per cent and assisted homeowners, landlords, non-profit groups and co-operatives to rehabilitate 417 units.

SUMMARY OF COMMITMENTS

Program Area	1981			1980 Units	Per cent Change
	New	Existing	Total		
Market Housing					
- homeowner	657	1 131	1 788	3 220	-44%
- rental	1 516	-	1 516	1 342	+13%
Total	2 173	1 131	3 304	4 562	-28%
Social Housing					
- municipal non-profit	936	-	936	332	+182%
- private non-profit	1 445	15	1 460	1 870	-22%
- co-op non-profit	913	289	1 202	798	+50%
- rural and native	-	1	1	1	-
Total	3 294	305	3 599	3 001	+20%
Residential Rehabilitation Assistance Program					
- homeowner	25	25	20	20	+25%
- landlord	-	-	1	1	-
- non-profit and co-op	392	392	274	274	+43%
Total	417	417	295	295	+41%
TOTAL PROGRAMS	5 467	1 853	7 320	7 858	-7%

Note: Program definitions are listed in Appendix A

The 1981 program commitment levels were achieved during a year when housing markets in the Toronto area continued to be critically influenced by two main factors - the highest nominal interest rates ever experienced in Canada this century and inflation rising to a thirty-three year high of 12.5 per cent. The markets were positively influenced however, by strong performance of the local economy - the Toronto area posted impressive gains in employment during

the first two quarters of last year. This growth factor moderated the exodus of people from Toronto to the west at a time when the supply of new housing units available was critically low. The result was a dramatic boom in the spring followed by what is aptly described as an equally dramatic bust phase in the construction industry cycle.

In view of these influences, the market performed remarkably well. CMHC's Real Estate activity improved throughout 1981: acquisitions moderated while sales volume and market prices increased. Reinforcing this improvement was the stability of our arrears rate for insured singles which varied during 1981 from 0.48 per cent in January to 0.42 in December. The widespread speculation that arrears rates would increase due to mortgages renewing at substantially higher interest rates proved unfounded.

When all types of housing starts are grouped together, 1981 witnessed the production of 14 688 new units, up almost thirteen per cent from 1980 and at the highest level since 1978. The increase in total singles to over 7 000 units represented the greatest number of single starts on record, up an impressive fifty-eight per cent over 1980. Double units also increased, but less impressively - up thirty-nine per cent over 1980 yet down from 1979. Row and apartment starts were weak in 1981, down twenty-nine and twenty per cent respectively from activity a year earlier. Lack of viability due to high interest rates and affordability problems combined to weaken production of these two unit types. New construction activity increased in late 1981 thanks to easing interest rates, builder activity to qualify for MURB certification and a sizable proportion of social housing projects being approved just before year end. Ultimately these three factors combined to increase the total supply of new units by twenty per cent over 1980, with available social housing accommodation up by more than forty-five per cent.

Year	Supply in Units			Annual Change	
	Market Housing	Social Housing	Total	Units	Per cent
1979	19 096	4 929	24 025	-	-
1980	11 922	3 728	15 650	-8 375	-35%
1981	13 418	5 421	18 839	+3 189	+20%

The increased supply indicated above was welcome following a period of rapidly rising prices for both new and existing houses and continuing reductions in the vacancy rate of existing rental apartments. CMHC's vacancy rate for private market units dropped from 0.4 per cent in April to 0.3 per cent in October while the vacancy rate in public structures declined from 1.0 per cent to 0.4 per cent.

CMHC was instrumental in facilitating most of the increase through significantly higher commitments for both market rental housing and social housing programs. The Toronto office area received an extra allocation of 804

federal subsidy units during 1981 in addition to our initial quota of 1 858. The increase represented almost one third of the total for Canada. During the coming year, these will provide additional affordable housing units and help increase the supply of moderately priced rental accommodation.

Examples of how similar federal programs under the National Housing Act have combined to finance the purchase or rehabilitation of housing in Toronto are highlighted in the following pages. Our Real Estate activities in 1981 are also summarized for your perusal.

MARKET RENTAL COMMITMENTS INCREASE DRAMATICALLY

CMHC's mortgage insurance program for new rental housing was very active in 1981, assisting local builders to address the urgent need for more rental housing. Insured loans for apartment projects increased significantly with a total of 1 516 units committed as opposed to only 233 units in the previous year. Typical of the initiatives approved is the Meridian Building Group's series of five towers planned for the corner of Victoria Park and Eglinton Avenues in the City of North York. Individual buildings will range in size from six to nine storeys and contain mostly one and two bedroom units. With a vacancy rate of 0.3 per cent in the area, they will be welcomed by many people seeking rental accommodation.

CMHC ASSISTED HOUSING PROGRAMS SET ANOTHER COMMITMENT RECORD IN 1981

Toronto office continued to achieve ever higher commitment levels in 1981 for a second record-breaking year. With an increase of twenty per cent over 1980, we provided affordable housing of good quality to the following three target groups:

- senior citizens
- families
- clients with a variety of special needs including the handicapped.

The following examples of housing projects assisted under the National Housing Act are ample evidence that CMHC, through its programs, is helping make the Toronto area a better place to live.

ST. CLAIR-O'CONNOR COMMUNITY INC.

A dream is becoming a reality, in the Borough of East York, for two sister Mennonite Churches. In October of 1981, the St. Clair-O'Connor Community Inc. was able, through the use of CMHC insured funds, to purchase a site for the development of an integrated senior citizen and family housing project.

Congregations of the Danforth-Morningside Mennonite Church and the Toronto United Mennonite Churches have been actively involved in providing both community and social services for many years. From their involvement with seniors in the community, they became aware of a real need for housing which recognizes the changing needs of our senior population. Subsequently, the St. Clair-O'Connor Community was formed for the purpose of developing senior accommodation which allows residents to move from independent living to rest home care in the same project.

A 131-unit, 63-bed project is now under construction. Through an approved lender, financing of over nine million dollars was arranged, fully insured by the Corporation, which also provided an annual operating subsidy of \$1 443 193 to effectively reduce the loan interest rate to as little as two per cent. The assistance is designed to ensure that monthly rents are maintained at the low end of market with any remaining subsidy pool used for the housing of some residents on a geared-to-income basis.

The low-rise housing development comprises apartment units, townhouses, and hostel beds. The St. Clair-O'Connor Community plans to develop the rest home segment of the complex into a nursing care facility at such a time as a licence can be obtained from the Ministry of Health.

WINDMILL LINE CO-OPERATIVE HOMES

The St. Lawrence Neighbourhood in downtown Toronto is one of Canada's largest efforts at inner city redevelopment, involving an investment of hundreds of millions of dollars and the co-operation of federal, provincial, and municipal governments. A feature of the St. Lawrence plan all along has been its provision for a strong component of non-profit co-operative housing, reflecting the commitment of government to provide housing for families of modest incomes.

Windmill Line Co-operative Homes is one of the last major assisted housing projects in St. Lawrence. It has been sponsored and developed by Lantana Non-Profit Homes and will provide 206 apartments which should be ready for occupancy in June of 1983. CMHC provided funding to assist in the development of the project as well as insurance for its capital costs of some \$11 690 000.

The most unusual aspect of Windmill Line's design is the result of the residents' interest in adapting a high-rise building to co-operative living. The ten-storey structure will have two double-height, double-width corridors which are intended to provide "streets in the sky", where residents can meet and mingle in a way reminiscent to verandah sitters of an earlier day.

LOTUS CO-OPERATIVE

In December, 1981, CMHC approved the construction of an 80-unit row house project for family housing - particularly for those of Asian descent - in the new Frankel/Lambert Neighbourhood. The project will feature design flexibility so that "extended" families, often including households of three generations or more, may be accommodated.

The project will be well located close to public transit, shopping facilities and main arteries. The surrounding neighbourhood (Dupont/Christie area) has, curiously, been by-passed by the renovation trend, with the result that the 60-70 year old semi-detached homes adjacent to the co-op are in original (and good) condition.

Sponsored by the Indo-Chinese Refugees' Relief Trust Fund, the project will house a mix of recently arrived Asian people, Chinese-Canadians and others whose needs are comparable with this particular housing concept.

HOUSELINK COMMUNITY HOMES

1981 was International Year of the Disabled and an appropriate time for Houselink Community Homes to make its first housing acquisition with NHA assistance. Houselink has, for a number of years, been involved in renting houses for co-operating households of ex-psychiatric patients, providing them much needed support as they move back into society. Unfortunately, the houses most suitable for Houselink's purposes were the very ones most subject to renovation for luxury apartment use and the housing situation of this particular group was becoming a crisis in Toronto.

CMHC adopted the United Nations definition of disabled for this special year and Houselink's clients were both eligible and in need. With their first commitment through Toronto Branch, Houselink will be able to provide some security of tenure as well as adequate cost controls. As the project develops, Houselink will be monitoring it closely and if it is as successful as anticipated, will undoubtedly be looking to acquire further houses with CMHC's assistance.

MARKET IMPROVES FOR CMHC REAL ESTATE

CMHC's real estate activity in the Toronto area improved throughout 1981 in response to a distinct change in the market's acceptance of lower priced condominium units. This reverses the general disenchantment with condominiums prevalent in the market since 1979 when mortgage foreclosures increased dramatically.

At the year's outset the Toronto Office portfolio was 1 242 units. By year-end we had sold 802 properties and acquired only 556. Sales of individual row and apartment condominiums increased 132 per cent over 1980, but the disposal of multiple properties decreased during that period because 1980 had witnessed a significant reduction of these buildings in our portfolio. The demand for our modest condominium units was so strong throughout the year that average market prices increased over eighteen percent between January and December (from \$38 000 to \$45 000).

In spite of this appreciation, our portfolio remains reasonably priced and stands among the largest sources of affordable housing in the Toronto area.

C
DETAILED
SUMMARY
OF
ACTIVITY
TORONTO OFFICE

TABLE 1: SUMMARY OF STARTS BY SOURCE OF FINANCING

	1979	1980	1981
	UNITS		
<u>NHA ASSISTANCE</u>			
Direct Loans for Social Housing	1,231	375	-
Direct Loans for Market Housing	-	-	-
Insured Loans - Market Assisted	1,494	1,822	2,103
- Insured Only	1,489	2,831	749
TOTAL NHA	4,214	5,028	2,852
<u>CONVENTIONAL AND OTHER</u>			
	9,342	8,019	11,836
TOTAL	13,556	13,047	14,688

TABLE 2: Commitments Under the NHA in 1981

Market Area	Social Housing				Market Housing		Total Units
	Non-Profit Housing			Rural & Native	Insured Units		
	Municipal*	Private	Co-op	Units	H.O.	Rental	
Toronto C.							
New	444	175	317	-	76	179	1,191
Existing	-	15	69	-	249	-	333
TOTAL	444	190	386	-	325	179	1,524
Etobicoke							
New	-	76	-	-	-	-	76
Existing	-	-	-	-	208	-	208
TOTAL	-	76	-	-	208	-	284
Scarborough							
New	-	296	474	-	85	651	1,506
Existing	-	-	162	-	298	-	460
TOTAL	-	296	636	-	383	651	1,966
York B.							
New	307	174	-	-	-	-	481
Existing	-	-	-	-	39	-	39
TOTAL	307	174	-	-	39	-	520
East York							
New	-	194	-	-	-	-	194
Existing	-	-	-	-	25	-	25
TOTAL	-	194	-	-	25	-	219
North York							
New	185	530	-	-	373	686	1,774
Existing	-	-	58	-	132	-	190
TOTAL	185	530	58	-	505	686	1,964
Metropolitan Toronto							
New	936	1,445	791	-	534	1,516	5,222
Existing	-	15	289	-	951	-	1,255
TOTAL	936	1,460	1,080	-	1,485	1,516	6,477
Aurora							
New	-	-	122	-	4	-	126
Existing	-	-	-	-	14	-	14
TOTAL	-	-	122	-	18	-	140

H.O. is homeowner and includes condominium

* Includes provincial activity under 56.1, 441(a)

TABLE 2: Commitments Under the NHA in 1981, Continued

Market Area	Social Housing			Rural & Native Units	Market Housing		Total Units
	Non-Profit Municipal*	Housing Private	Co-op		Insured H.O.	Rental	
Markham							
New	-	-	-	-	114	-	114
Existing	-	-	-	-	64	-	64
TOTAL	-	-	-	-	178	-	178
Newmarket							
New	-	-	-	-	-	-	-
Existing	-	-	-	-	40	-	40
TOTAL	-	-	-	-	40	-	40
Richmond Hill							
New	-	-	-	-	-	-	-
Existing	-	-	-	-	18	-	18
TOTAL	-	-	-	-	18	-	18
Vaughan							
New	-	-	-	-	5	-	5
Existing	-	-	-	-	2	-	2
TOTAL	-	-	-	-	7	-	7
Other Areas							
New	-	-	-	-	-	-	-
Existing	-	-	-	1	42	-	43
TOTAL	-	-	-	1	42	-	43
York Region							
New	-	-	122	-	123	-	245
Existing	-	-	-	1	180	-	181
SUB TOTAL	-	-	122	1	303	-	426
TOTAL OFFICE							
New	936	1,445	913	-	657	1,516	5,467
Existing	-	15	289	1	1,131	-	1,436
TOTAL	936	1,460	1,202	1	1,788	1,516	6,903

H.O. is homeowner and includes condominium.

* Includes provincial activity under 56.1, 441(a)

TABLE 3: Commitments Under Residential Rehabilitation Assistance Program in 1981

	Urban Areas *				Non-Profit & Co-op		Total	
	Homeowner		Landlord		(\$000)	Units	Commitments	(\$000) Units
	(\$000)	Units	(\$000)	Units				
Toronto C.	115	20	-	-	549	172	664	192
Etobicoke	1	1	-	-	-	-	1	1
Scarborough	7	2	-	-	607	162	614	164
York B.	-	-	-	-	-	-	-	-
East York	-	-	-	-	-	-	-	-
North York	-	-	-	-	218	58	218	58
Metropolitan Toronto	123	23	-	-	1,374	392	1,497	415
Aurora	-	-	-	-	-	-	-	-
East Gwillimbury	-	-	-	-	-	-	-	-
King	-	-	-	-	-	-	-	-
Markham	-	-	-	-	-	-	-	-
Newmarket	-	-	-	-	-	-	-	-
Richmond Hill	5	2	-	-	-	-	5	2
Vaughan	-	-	-	-	-	-	-	-
Whitchurch/Stouffville	-	-	-	-	-	-	-	-
York Region	5	2	-	-	-	-	5	2
 TOTAL OFFICE	128	25	-	-	1,374	392	1,502	417

* Includes loans in NIP areas, specially designated areas, and designated rehabilitation areas.

TABLE 4: Real Estate Sales 1981

MARKET AREA	OWNERSHIP					RENTAL		TOTAL	
	FREEHOLD			CONDOMINIUM					
	SINGLE	DOUBLE	ROW	ROW	APT	ROW	APT		
Toronto City	14	-	-	7	7	-	-	28	
Etobicoke	4	-	-	14	180	-	-	198	
Scarborough	5	-	-	100	190	-	56	351	
York B.	4	-	-	-	1	-	4	9	
East York	6	-	-	-	6	-	-	12	
North York	-	-	-	10	148	-	-	158	
Metropolitan Toronto	33	-	-	131	532	-	60	756	
Aurora	-	-	-	-	-	-	-	-	
East Gwillimbury	-	-	-	-	-	-	-	-	
King Township	-	-	-	-	-	-	-	-	
Richmond Hill	-	-	-	-	1	-	-	1	
Markham	1	-	-	-	44	-	-	45	
Vaughan	-	-	-	-	-	-	-	-	
Whitchurch Stouffville	-	-	-	-	-	-	-	-	
York Region	1	-	-	-	45	-	-	46	
 Total	34	-	-	131	577	-	60	802	

Note: all sales shown in units.

APPENDIX A

DEFINITIONS UNDER THE NATIONAL HOUSING ACT (NHA)

TABLE 1

Direct Loans for Social Housing Includes:

Section 43
Section 40 Federal-Provincial Regular
Section 40 Rural and Native Housing
All Section 15 Non-Profit and Co-operative: Direct and Equity
15.1 Non-Profit, Public and Private
Section 34.18 Co-operative

Direct Loans for Market Housing Includes:

Section 58 Homeowner (Graduated and equal payment mortgage and rental)
Section 59 Department of Indian and Northern Development, Indians on reserve

Insured Loans Plus Other NHA Assistance, Includes:

Section 14.1 Assisted Rental Program, Private, Payment Reduction Loan
Section 34.16 Assisted Home Ownership Program, Private, Payment and Interest Reduction Loans
Section 56.1 Public and Private Non-Profit and Co-operative and Indians on reserve

Insured only, is:

Section 6 on new housing for rental and ownership where none of the above are involved.

Conventional and Other is all non-NHA financed activity.

TABLE 2

Market Area or Municipality:

Municipal or regional boundaries as specified.

Municipal/Provincial Non-Profit includes all activity under Section 44(1)(a) and Section 56.1 Municipal/Provincial Non-Profit.

Private Non-Profit includes all activity under Section 56.1 Private Non Profit.

Co-operative includes all activity under Section 56.1 Co-operatives.

Rural & Native Units includes all Section 40 Rural and Native Housing (home-owner and rental) activity.

Market Housing includes all commitments for insured homeowner and rental units under Section 6, included graduated payment mortgages. All other units financed under the NHA where no other programs are involved are also included in this category.

TABLE 3

Landlord units and dollars refers to both the 34.1 RRAP Rental (D) and Rental (P) programs. In the latter case, the dollars will refer to only the forgiveness portion. Under Rental (D) the dollars will refer to the loan amount.

TABLE 4

Real Estate Sales in 1981

Cummulative number of sales closing in 1981. House type-tenure identified by intended market. For example, condominium units or projects sold by CMHC as rental units or projects are classified as rental.

C.M.H.C. LIST OF OFFICES
IN
ONTARIO REGION

OFFICES	MANAGER	TELEPHONE NO.	CIVIC ADDRESS	MAILING ADDRESS
BARRIE	G.P. Williams	(705) 728-4811	Civic Square Tower Suite 701 70 Collier Street, BARRIE, Ontario	P.O. Box 578, BARRIE, Ontario L4M 4V1
HAMILTON	R.W. Nichol	(416) 523-2451	350 King Street East, Suite 202 HAMILTON, Ontario	P.O. Box 56, HAMILTON, Ontario L8N 3B1
KINGSTON	C.W. Pugsley	(613) 547-2457	Empire Life Bldg. Suite 402 259 King Street East KINGSTON, Ontario	P.O. Box 730, KINGSTON, Ontario K7L 4X6
KITCHENER	L.A. Williams	(519) 743-5264	Commerce House 6th Floor 50 Queen Street North KITCHENER, Ontario	P.O. Box 1054, KITCHENER, Ontario N2G 4G1
LONDON	C.W. Lusk	(519) 438-1731	4th Floor 285 King Street LONDON, Ontario	P.O. Box 2845, LONDON, Ontario N6A 4H4
MISSISSAUGA	J.D. Ewart	(416) 272-1744	Atrium Building Suite 670 33 City Centre Drive MISSISSAUGA, Ontario	P.O. Box 4020, Station A, MISSISSAUGA, Ontario L5A 3W8
NORTH BAY	L. Levasseur	(705) 472-7750	593 Main Street East, NORTH BAY, Ontario	593 Main Street East P.O. Box 1260 NORTH BAY, Ontario P1B 1B7
ONTARIO REGIONAL OFFICE				
General Manager	J.W. Sanderson	(416) 498-7300	2255 Sheppard Ave. E. Suite 222E,	Same as Civic Address
District Manager (South)	R.D. Parkinson		WILLOWDALE, Ontario	
District Manager (North)	J.E. Thompson		M2J 1W7	

C.M.H.C. LIST OF OFFICES
IN
ONTARIO REGION

OFFICES	MANAGER	TELEPHONE NO.	CIVIC ADDRESS	MAILING ADDRESS
OSHAWA	G.B. Thompson	(416) 571-3200	Suite 200 2 Simcoe St. S. OSHAWA, Ontario	P.O. Box 890, OSHAWA, Ontario L1H 7N1
OTTAWA	W.J. Markey	(613) 225-6770	1500 Merivale Road OTTAWA, Ontario	P.O. Box 5050 Station F OTTAWA, Ontario K2C 3K5
PETERBOROUGH	R.J. Corneil	(705) 743-3584	251 Charlotte Street PETERBOROUGH, Ontario	P.O. Box 689 PETERBOROUGH, Ontario L9J 6Z8
ST. CATHARINES	N. Laver	(416) 685-6521	50 William Street ST. CATHARINES, Ontario	P.O. Box 308 ST. CATHARINES, Ont. L2R 6T7
SAULT STE. MARIE	B. Burns	(705) 256-5603	Station Tower 3rd Floor 421 Bay Street SAULT STE. MARIE, Ontario	P.O. Box 189 SAULT STE. MARIE, Ont. P6A 5L6
SUDBURY	G. Emard	(705) 675-2206	Scotia Tower Suite 306 30 Cedar Street SUDBURY, Ontario	P.O. Box 1300 SUDBURY, Ontario P3E 4S7
THUNDER BAY	R.B. Fenlon	(807) 623-3496	West Arthur Place Suite 302 1265 Arthur Street THUNDER BAY, Ontario	P.O. Box 940 Station F THUNDER BAY, Ontario P7C 4X8
TORONTO	D.A. Hughes	(416) 781-2451	650 Lawrence Ave. West TORONTO, Ontario M6A 1B2	Same as Civic Address
WINDSOR	G.W. Beardsall	(519) 253-7427	Suite 303 380 Ouellette Avenue WINDSOR, Ontario N9A 6P2	P.O. Box 906 WINDSOR, Ontario N9A 6P2

C.M.H.C. LIST OF OFFICES
IN
ONTARIO REGION

OFFICES	MANAGER	TELEPHONE NO.	CIVIC ADDRESS	MAILING ADDRESS
CORNWALL	G.J. Bazinet Representative	(613) 933-6225	4 Montreal Road CORNWALL, Ontario K6H 1B1	Same as Civic Address
ELLIOT LAKE	V.M. Jorgensen Administrator	(705) 848-2245	90 Hillside Drive ELLIOT LAKE, Ontario	P.O. Box 37 ELLIOT LAKE, Ontario P5A 2J6
KENORA	A.F. Croteau Administrator	(807) 468-3464	2nd Floor 136 Main Street KENORA, Ontario	P.O. Box 2860 KENORA, Ontario P9N 3X8
OWEN SOUND	R.E. Vachon Resident Inspector	(519) 376-1391	Government of Canada Bldg., Room 201 Third Avenue OWEN SOUND, Ontario N4K 5N9	Same as Civic Address
PEMBROKE	G. Evans Representative	(613) 735-0669	2nd Floor Provincial Bank Bldg. 79 Pembroke Street W. PEMBROKE, Ontario K8A 5M5	Same as Civic Address
SARNIA	S.B. Chapman Administrator	(519) 344-1119 344-1110	Suite 603 Polysar Bldg. 201 Front Street N. SARNIA, Ontario N7T 7T9	Same as Civic Address
TIMMINS	C. Bertrand Administrator	(705) 267-1112	37 Preston Street South TIMMINS, Ontario P4N 3M7	Same as Civic Address

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Canada Mortgage
and Housing Corporation

Société canadienne
d'hypothèques et de logement

1982 ANNUAL REPORT

TORONTO OFFICE



CMHC
making Canada a better place to live

Canada

AN INTRODUCTION TO CMHC

Canada Mortgage and Housing Corporation (CMHC) is the federal government's housing agency, charged with the administration of the National Housing Act. It is a Crown Corporation with a Board of Directors reporting to a Minister responsible to Parliament. CMHC is one of the largest financial institutions in Canada but at the same time it has extensive department-like responsibilities in the administration of grants, contributions and subsidies, and in the provision of policy advice to government on housing and related matters.

In its role as a financial institution, the Corporation's primary function is that of a mortgage insurer. It continues, however, to make direct mortgage loans, as a residual lender, with funds borrowed from the government. The Corporation also administers a \$10 billion plus portfolio of loans and investments, as well as over 5,000 dwelling units owned by the Corporation in addition to the assets of the Mortgage Insurance Fund.

In its departmental role, the Corporation is responsible for grants, contributions and subsidies amounting to just over \$1 billion a year, directed to: the pursuit of social housing goals; the rehabilitation and conservation of housing stock; community improvement; research, development and demonstration; and the dissemination of information.

As the following pages of this report highlight, during 1982 CMHC's mandate was considerably expanded to administer special programs to help the housing industry and stimulate the economy in Toronto and across Canada in keeping with our mission:

MAKING CANADA A BETTER PLACE TO LIVE!

FOREWARD

Over the years, the housing programs and policies of the Government of Canada have contributed substantially to the social and economic well-being of Canadians.

Federal investments have helped Canadians in all walks of life, particularly the elderly, the handicapped and low-income families, to gain access to safe, decent, accommodation. At the same time, housing has been an effective instrument for providing economic stimulation and creating jobs. In the months ahead, I expect that house construction will play a major role in government plans for national economic recovery.

This report was prepared by Canada Mortgage and Housing Corporation. It is a summary of activity undertaken in the area served by the Corporation's Toronto Office and is intended to show the extent to which the Government of Canada is involved in the improvement of local housing and living conditions.

Roméo LeBlanc
Minister

HOUSING MEASURES HELP ONTARIO THROUGH TOUGH TIMES

1982 was a year in which we continued to live with widespread economic recession. Demand for housing was affected negatively by low consumer confidence, unemployment, the threat of unemployment, uncertainty about the future course of interest rates and the increased desire to save.

Into this scenario, the Government of Canada injected, through Canada Mortgage and Housing Corporation, a variety of programs designed to stimulate the housing industry by providing incentives for rental construction and home ownership. The Canada Rental Supply Plan, first announced in late 1981, makes available interest-free loans to developers of rental accommodation and resulted in some 5 300 units being committed during 1982. The Canada Home Renovation Plan, initiated in March and the Canadian Homeownership Stimulation Plan, which was part of the June federal budget, produced overwhelming response. So many Ontarians indicated their enthusiasm for improving their homes, for purchasing new homes and stepping up into homeownership for the first time, that CMHC in this province was responsible for delivering nearly half of the national total in loans and grants given to date under both programs. Renovation contractors, builders and the real estate community responded in a highly positive manner. Corporation staff throughout the province are to be commended for the manner in which they rose to the challenge of handling the immense volume of extra business generated by these new initiatives.

In its May budget, the Province of Ontario also focussed on activating potential home buyers with its Renter-Buy program, offering an interest-free loan of \$5 000 to first-time buyers or those who had rented in Ontario for at least twelve months and were interested in purchasing a new home. Renter-Buy, together with the \$3 000 federal grant offered to first-time buyers of existing properties and buyers of new ones at specified price limits, became the subject of a major advertising campaign between September and November, in which the construction industry also played a sponsoring role.

Underlying the flurry of activity associated with short-term programs, however, is a growing affordability problem, aggravated by pervasive unemployment that is impacting severely on male employees in the 25 to 44 age group. In acknowledgement of this problem, Ottawa acted during 1982 to protect homeownership interests that were in danger of being eroded by the economic downturn. Extended federal assistance was offered for the third consecutive year to purchasers under the Assisted Home Ownership Program (AHOP) who were encountering hardship in meeting monthly mortgage payments. Up to \$3 000 became available to those who initially received a subsidy contribution when they entered the program and whose principal, interest and taxes exceeded thirty per cent of family income. The Canada Mortgage Renewal Plan, first introduced in the federal budget of November, 1981, was extended to the end of 1983. The interest deferral part of the original program was dropped in favour of an outright grant of not more than \$3 000 to homeowners whose carrying costs exceed thirty per cent of gross household income. In addition, the Government of Canada moved to limit rent increases occurring after June 28 to six per cent in the first year and five per cent in the second year on housing units owned by CMHC and those we administer on behalf of the Mortgage Insurance Fund. This is, of course, in keeping with current price restraint policies.

CMHC's federally-subsidized social housing vehicles are yet another means of addressing the pressing affordability problem. In 1982, branch offices throughout Ontario were responsible for the delivery of 4 956 modest rental units under the Corporation's private and co-operative non-profit programs. As was the case in 1980 and 1981, the federal government in mid-year allocated additional units for these programs, of which Ontario received 800. All were fully committed, 343 for co-operatives and 457 for private non-profits. In association with the Province of Ontario, some 1 916 units of affordable rental housing were made available through the municipal non-profit arrangement in which provincial authorities play the lead delivery role and another 902 renters were assisted through the rent supplement program.

With respect to Mortgage Insurance Fund activity, it is gratifying to note that the Corporation's real estate staff in Ontario, working closely with local agents, brokers and marketing contractors, have sold almost 7 000 properties from our portfolio, 5 500 of which have been returned to the homeownership market. Total dollar value of these sales amounted to more than \$200 million, representing the dedicated effort of the real estate community on our behalf. The number of properties acquired by the Fund decreased in 1982 to about half that experienced in 1981 and expectations are that 1983 will show a similar decline.

One of the most significant events of the past year, in terms of CMHC's business operations, was the revision of the National Housing Act to put our underwriting activity on a more realistic and cost-effective basis. We are now able to quote mortgage insurance premiums that reflect more accurately the risk involved in individual projects and to provide our clientele with new flexibility in a variety of mortgage instruments including second and variable rate mortgages.

Last year, we indicated that rehabilitation was likely to be a major housing emphasis in Ontario for some time to come. Certainly in 1982 this has been the case. Not only has the Home Renovation Plan been a great success, but CMHC's Residential Rehabilitation Assistance Program (RRAP) has reached record delivery in the urban homeowner, landlord, rural and on-reserve categories. This achievement was very directly related to an enrichment of the program by the federal government in which both income scales and forgiveness levels were increased for all aspects of the program with loan ceilings as well being enhanced for disabled applicants.

In view of current economic conditions, it is not surprising that the supply of housing in the ownership market has been restricted largely to presold units. Total housing starts in 1982 reached over 38 000, a figure which will likely be exceeded marginally in 1983. It is worth noting that production levels of single detached, link, semi-detached and row units for homeownership can be expected to increase modestly in 1983 for both freehold and condominium tenures. On the other hand, there is likely to be a slower demand for rental construction due primarily to three factors: the extension of MURB benefits to the end of 1982; the success of our Canada Rental Supply Plan; the response to our Canadian Homeownership Stimulation Plan which has induced large numbers of renters to become first-time purchasers.

Throughout the troubled times we have experienced, one thing remains abundantly clear. Housing related activities of the federal government continue to lead the way as a stimulus in the marketplace and a means of restoring confidence in the future of this province. The importance of housing's role should not be underestimated.

Briane Randall

Briane Randall
General Manager
Ontario Region

TORONTO OFFICE OVERVIEW

The housing measures introduced by the Government of Canada during 1982 had a dramatic impact upon both the housing market in the Toronto area and the operations of the Toronto branch of Canada Mortgage and Housing Corporation. Three special stimulation programs affecting home ownership, home renovation and rental housing production resulted in 17 329 units being approved during the year. Ongoing programs accounted for an additional 7 448 unit commitments under the National Housing Act (N.H.A.). The immense volume of extra business generated by these initiatives resulted in almost 25 000 units receiving approval or final commitment under the N.H.A. As summarized below, 1982 activity was more than three times greater than 1981 with the special stimulation programs accounting for almost seventy per cent of our total volume. Approvals under the Canada Home Ownership Stimulation Program (CHOSP) achieved the most spectacular success by providing \$3 000 loans and grants to 9 364 purchasers of existing homes and 3 512 purchasers of new housing.

HIGHLIGHTS OF 1982 ACTIVITY

<u>Program Area</u>	<u>1982 Units/Beds</u>	<u>1981 Units/Beds</u>	<u>Per cent Change</u>
Special Stimulation Programs			
Canada Home Ownership	12 876		
Canada Home Renovation	2 484		
Rental Stimulation	1 969		
Total	17 329		
Ongoing Programs			
Market Housing	2 813	3 304	-15%
Social Housing	2 602	3 599	-28%
Rehabilitation	2 033	417	+388%
Total	7 448	7 320	+2%
GRAND TOTAL	24 777	7 320	238%

The Canada Home Renovation Program (CHRP) assisted applicants with grants to renovate their homes and was also very popular in attracting immense public interest. The CHOSP program and CHRP program combined to create an unprecedented level of telephone and walkin enquiries at CMHC's Toronto office. At the start of CHRP up to 500 people were waiting on our front lawn for application forms and as a result of both programs our switchboard was jammed with calls for weeks on end. Despite increasing the number of telephone lines, the overload continued at times saturating Bell Canada's sub-regional switching station near the branch!

Commitments under CMHC's ongoing Rehabilitation programs also reached outstanding levels during the year, increasing the number of housing units renovated or rehabilitated by almost five fold over 1981.

The success of both the special stimulation measures and ongoing programs in 1982 was welcomed throughout an ailing housing industry. Combined with lower interest rates, the new housing measures helped offset a bad year and enabled the market to close out 1982 on a strong note. By year end, unemployment was moderating, albeit slowly, the market for existing housing was improving following more than a year of persistent oversupply, the rental market undersupply was quickly disappearing and more importantly, the final quarter of 1982 registered the highest volume of single starts of any quarter in recent years (the spring boom of 1981 excepted).

The highly visable strength in the fourth quarter however, was not "in time" to improve total 1982 starts. When all types of housing starts are grouped together, 1982 witnessed the production of 11 764 housing units, the lowest annual level ever experienced in the Toronto office territory. Government support in housing starts was high however with almost one in every two starts attributable to National Housing Act programs. This market share level is the highest in five years and illustrates the vital role of government in housing.

Examples of how federal programs under the National Housing Act have combined to finance the purchase or rehabilitation of housing in Toronto are highlighted in the following pages. Our Real Estate activities in the year are also summarized for your perusal.

Market Housing

In addition to processing the tremendous volume of applications from the special home ownership and rental stimulation programs, the Toronto office also concentrated on delivering ongoing mortgage loan insurance in 1982. This form of insurance has been popular since 1954 in encouraging an adequate supply of mortgage funds for all types of housing by providing domestic and foreign investors with a government guarantee for secure mortgage investments. During the last year, our commitment achievements for CMHC direct mortgage loans and approved lender insured home ownership loans increased significantly over last year. In fact, insurance on home ownership units increased thirty-seven per cent with higher levels of both new and existing units relative to a year ago.

SUMMARY OF COMMITMENTS Units

Type	1982			1981	Per cent Change
	New	Existing	Total		
Market Direct	0	18	18	0	-
Market Insured					
- Home Owner	729	1 719	2 448	1 788	+37%
- Rental	58	289	347	1 516	-77%
Total	787	2 026	2 813	3 304	-15%

New and existing rental commitments were down considerably but do not really reflect the actual processing of loans during the year. CMHC's processing of Canada Rental Supply Program (CRSP) applications involved a two tier approval, first determining project eligibility for CRSP then a second stage approval for final mortgage insurance.

Since July 1982, seven projects containing 1 969 units have received initial CRSP approval with only one fifty-eight unit project receiving final approval. The remaining 1 911 units were under active processing at year end for early 1983 final approval. With these additional units processed our efforts to increase the number of rental units in 1982 can be seen as more fruitful.

Under this program builders receive a 15 year interest free loan to help bridge the gap between current market rents and the economic rents needed for financial viability. In Toronto these loans varied from \$7 240 to \$15 000 per unit depending on location, housing form and rent level.

Clearly CMHC's rental stimulation program will increase the future supply of new rental units and complement the freeing up of rental units made available by first time buyers who bought a home under the CHOSP program in 1982. Based on a small sampling, it would appear that of the almost 13 000 CHOSP approvals by December, just under 9 000 applicants have moved or are moving from rental accommodation which will have impact on the low vacancy rate in the Toronto area.

Residential Rehabilitation Assistance

The growing emphasis on upgrading substandard housing stock became a significant reality in the Toronto area in 1982. Commitments under the Residential Rehabilitation Assistance Program (RRAP) rose dramatically to almost five times the level recorded in 1981. Loans and grants helped in the repair and improvement of 2 033 units and beds and totalled \$3 613 500.

SUMMARY OF COMMITMENTS Units/Beds

Program Type	1982	1981	Per cent Change
Direct Loans for Disabled	22	0	-
Home Owner	329	25	1216%
Landlord	494	0	-
Non-Profit and Co-op	1 188	392	203%
Rural and Native	1	0	-
	2 033	417	388%

RRAP activity in 1982 included a new program variation for direct government loans and grants for disabled individuals. While the 22 units and \$108 000 committed under this program may appear insignificant a concerted effort was required to facilitate the renovation of these units on behalf of handicapped individuals.

Assisted Housing

Strong demand from both public and private sectors for the development of non-profit and co-operative housing continued in 1982. Through these programs CMHC assists Canadians where income is insufficient to gain access to adequate housing. Federal assistance is primarily annual contributions towards operating costs which can effectively reduce mortgage interest rates to two per cent. As a result, rents will be maintained at the low-end-of-market for all residents, with any remaining subsidy pool used for the housing of some on a rentgeared-income basis. Other assistance available to private groups comes in two forms: start-up funds to enable the "grass roots" development of neighbourhood projects by groups with little experience; and the ability of groups who choose to buy an existing property to receive additional funding under CMHC's RRAP program. Thanks to the various forms of complementary assistance, integrated community projects representing a mix of incomes and lifestyles are achieved.

The popularity of these programs resulted in approximately eighty applications for more than five thousand units. Relative to our budget of 1 802 units the selection of projects became a complex and challenging process. The allocation of assisted units is based on a number of selection criteria with relative need and demand one of the most important factors. During 1982 we were successful in implementing an improved planning process of targetting proposals to areas of highest relative need.

This was accomplished for family and senior target groups and with the co-operation of resource organizations and sponsoring groups. The benefits of improved planning and earlier commitments were immediate. First, targetting limited budget allocations to groups in most need and in areas of most need improved. Second, committing our budget earlier in the year allowed for projects to start construction in good weather thereby minimizing the time between approval and occupancy.

The 1 802 units approved in 1982 comprised thirteen private non-profit projects and twenty-two co-operative housing projects. As well 799 units of municipal non-profit were approved for a total of just over 2 600 units.

SUMMARY OF COMMITMENTS Units/Beds

Assisted Housing	1982			1981	Per cent Change
	New	Existing	Total		
Municipal Non-Profit	799	0	799	936	-15%
Private Non-Profit	581	112	693	1 460	-53%
Co-op Non-Profit	921	188	1 109	1 202	-8%
Rural and Native	0	1	1	1	
Total	2 301	301	2 602	3 599	-28%

Although 1982 commitments were down from the record high number in 1981, project selection this year improved. Of the thirteen non-profit projects committed, eight comprised special purpose target groups, one project matched

the special needs of the elderly in a nursing home environment with those in an adjoining retirement home while three projects contained self contained units for senior citizens. The remaining project committed by a non-profit group was oriented to families. The co-operative sector was involved in committing 20 family projects and two senior citizen developments in 1982. With the exception of a small number of townhouse developments, all projects approved in 1982 had five per cent of the units designated for handicapped living with emphasis on wheelchair mobility.

The wide variety of projects committed in 1982 reinforces our efforts to equitably manage our budget for assisted housing between a variety of client groups in need and amongst a wide number of non-profit and co-op delivery agents.

Real Estate

Despite the fact that interest rates remained high for the first three quarters of 1982, the resale market for lower priced condominium units remained active throughout the year. This continued the trend established in 1981 when market acceptance of lower priced condominiums replaced the general disenchantment established in 1979 caused by mortgage foreclosures increasing dramatically.

At the year's outset, the Toronto office portfolio was 1 141 units. By year end we had sold 693 units and acquired only 138 units, leaving a balance of only 568. As highlighted below this activity represents a seventy-five per cent drop in acquisitions, a fourteen per cent drop in sales, and more importantly, a drop of almost fifty per cent in our inventory throughout 1982.

Summary of Real Estate Activity
in units

	1982	1981	Per cent Change
Inventory, beginning of year	1 141		
Acquisitions, during year	138	556	-75%
Sales, closed during year	693	802	-14%
Inventory, at end of year	586		-49%

The decline in sales occurred only because we had significantly fewer units available for sale. With demand expected to remain healthy in 1983 CMHC expects to market the remainder of our portfolio quickly in the coming year. With this final marketing effort CMHC will be closing out the extensive real estate disposal program begun in 1980. We would like to extend our thanks and appreciation to the many real estate agents, brokers and your associations for assisting us in returning this real estate to the market.

C

DETAILED
SUMMARY
OF
ACTIVITY
TORONTO OFFICE

TABLE 1: SUMMARY OF STARTS BY SOURCE OF FINANCING (in units)

		1980	1981	1982
NHA Activity				
Direct Loans	- Social Housing	375	-	-
	- Market Housing	-	-	-
Insured Loans	- Market Assisted	1,822	2,103	4,143
	- Insured Only	2,831	749	1,461
TOTAL NHA		5,028	2,852	5,604
CONVENTIONAL AND OTHER		8,019	11,836	6,160
TOTAL		13,047	14,688	11,764

TABLE 2: Commitments Under the NHA in 1982

Market Area	Social Housing				Market Housing						Total Units / Beds	
	Non-Profit Housing		Rural & Native		Direct Lending		Insured Units**		Home Ownership			
	Municipal*	Private	Co-op	H.O.	Rental	H.O.	Rental	H.O.	Rental	Assistance Grants		
Toronto C.	423	277	159	0	0	0	84	0	363	1306	0	
New	0	84	83	0	2	0	356	0	3678	4203	0	
Existing					2	0	440	0		5509	0	
TOTAL	423	361	242	0	0	0	0	0	4041			
Etobicoke	0	0	0	0	0	0	0	58	517	575	0	
New	0	0	105	0	1	0	227	0	698	1031	0	
Existing			105	0	0	0	227	0		1606	0	
TOTAL	0	0	105	0	0	0	227	58	1215			
Scarborough	178	64	512	0	0	0	300	0	692	1746	0	
New	0	12	0	0	5	0	636	289**	2069	2722	289	
Existing		76	512	0	5	0	936	289	2761	4468	289	
TOTAL	178	76	512	0	0	0	289					
York B.	0	240	98	0	0	0	0	0	104	442	0	
New	0	0	0	0	1	0	37	0	293	331	0	
Existing		240	98	0	0	0	37	0		773	0	
TOTAL	0	0	98	0	0	0	37	0	397			
East York	0	0	0	0	0	0	0	0	0	0	0	
New	0	0	0	0	2	0	22	0	126	150	0	
Existing		0	0	0	0	0	22	0		150	0	
TOTAL	0	0	0	0	2	0	22	0	126		0	
North York	198	0	0	0	0	0	0	0	212	410	0	
New	0	0	0	0	6	0	166	0	1578	1750	0	
Existing		0	0	0	6	0	166	0		1790	0	
TOTAL	198	0	0	0	6	0	166	0	1790	2160	0	
Metropolitan Toronto	799	581	769	0	0	0	384	58	1888	4479	0	
New	0	96	188	0	17	0	1444	289**	8442	10187	289	
Existing		677	957	0	17	0	1828	347		14666		
TOTAL	799	677	957	0	17	0	1828	347	10330			
Aurora	0	0	0	0	0	0	0	0	35	35	0	
New	0	16	0	0	0	0	23	0	66	105	0	
Existing		0	16	0	0	0	23	0		101	0	
TOTAL	0	16	0	0	0	0	23	0	101	140	0	

** Includes 289 Nursing Home Beds.

TABLE 2: Commitments Under the NHA in 1982, continued

Market Area	Social Housing			Market Housing						Total Units / Beds
	Non-Profit Housing		Rural & Native	Direct Lending		Insured Units**		Home Ownership		
	Municipal* Private	Co-op	H.O.	Rental	H.O.	Rental	Assistance Grants			
Markham	0	0	0	0	0	0	340	0	1135	1475
New	0	0	0	0	0	0	57	0	402	459
Existing	0	0	0	0	0	0	397	0	1537	1934
TOTAL	0	0	0	0	0	0	57	0	263	0
Newmarket	0	0	0	0	0	0	0	0	113	113
Existing	0	0	0	0	0	0	57	0	150	207
TOTAL	0	0	0	0	0	0	57	0	263	320
Richmond Hill	0	0	0	0	0	0	0	0	125	125
New	0	0	0	0	0	0	41	0	143	184
Existing	0	0	0	0	0	0	41	0	268	309
TOTAL	0	0	0	0	0	0	41	0	268	309
Vaughan	0	0	152	0	0	0	1	0	125	278
New	0	0	0	0	0	0	0	3	47	50
Existing	0	0	152	0	0	0	0	0	172	328
TOTAL	0	0	152	0	0	0	0	0	172	328
Other Areas	0	0	0	0	0	0	4	0	91	95
New	0	0	0	0	0	0	94	0	114	210
Existing	0	0	0	0	0	0	0	0	205	305
TOTAL	0	0	0	0	0	0	98	0	205	305
York Region	0	0	152	0	0	0	345	0	1624	2121
New	0	16	0	1	1	1	275	0	922	1215
Existing	0	16	152	1	1	1	620	0	2546	3336
SUB TOTAL	0	16	152	1	1	1	620	0	2546	3336
TOTAL OFFICE	799	581	921	0	0	0	729	58	3512	6600
New	0	112	188	1	18	0	1719	289**	9364	11402
Existing	0	693	1109	1	18	0	2448	347	12876	18002
TOTAL	799	693	1109	1	18	0	2448	347	12876	18002

H.O. is homeowner and includes condominium.

* Includes provincial activity under 56.1, 441(a)

** Includes 289 Nursing Home Beds.

TABLE 3: Commitments Under Residential Rehabilitation Assistance Program in 1982

	Urban Areas *				RRAP Disabled (Direct)				Non-Profit & Co-op				Rural & Native				Canada Home Renovation Plan				Total Commitments			
	Homeowner		Landlord		(\$000) Units		(\$000) Beds		(\$000) Units		(\$000) Beds		(\$000) Units		(\$000) Beds		(\$000) Units		(\$000) Beds		(\$000) Units		(\$000) Beds	
	(\$000) Units	(\$000) Units	(\$000) Units	(\$000) Beds	(\$000) Units	(\$000) Beds	(\$000) Units	(\$000) Beds	(\$000) Units	(\$000) Beds	(\$000) Units	(\$000) Beds	(\$000) Units	(\$000) Beds	(\$000) Units	(\$000) Beds	(\$000) Units	(\$000) Beds	(\$000) Units	(\$000) Beds	(\$000) Units	(\$000) Beds		
Toronto C.	244	41	382	0	301	30	7	1790.5	1067	0	0	0	1421.0	757	3867.5	1872	301							
Etobicoke	0	0	0	0	0	13	1	393.8	105	0	0	0	513.9	350	920.7	456	0							
Scarborough	0	0	0	0	0	27	5	0	0	0	0	0	666.4	436	693.4	441	0							
York B.	0	0	0	0	0	0	0	0	0	0	0	0	219.9	123	219.9	123	0							
East York	0	0	0	0	0	0	0	0	0	0	0	0	122.6	84	122.6	84	0							
North York	410	285	188	193	0	18	5	0	0	0	0	0	810.4	502	1426.4	985	0							
Metro. Toronto	654	326	570	193	301	88	18	2184.3	1172	0	0	0	3754.2	2252	7250.5	3961	301							
Aurora	0	0	0	0	0	0	0	0	29.8	16	0	0	30.8	18	60.6	34	0							
E. Gwillimbury	0	0	0	0	0	0	0	0	0	0	0	0	90.6	43	90.6	43	0							
King	0	0	0	0	0	0	0	0	0	0	0	0	29.2	17	29.2	17	0							
Markham	0	0	0	0	0	14	2	0	0	0	0	0	33.7	20	47.7	22	0							
Newmarket	0	0	0	0	0	4	1	0	0	0	0	0	65.9	35	69.9	36	0							
Richmond Hill	13	3	0	0	0	0	0	0	0	0	0	0	53.1	34	66.1	37	0							
Vaughan	0	0	0	0	0	0	0	0	0	0	0	0	101.3	59	101.3	59	0							
Georgina Twp.	0	0	0	0	0	2	1	0	0	0	0	0	54.4	1	0	0	0	56.4	2	0				
Whit./Stouff.	-	0	0	0	0	0	0	0	0	0	0	0	10.2	6	10.2	6	0							
York Region	13	3	0	0	0	20	4	29.8	16	54.4	1	1	414.8	232	532.0	256	0							
TOTAL OFFICE	667	329	570	193	301	108	22	2214.1	1188	54.4	1	1	4169.0	2484	7782.5	4217	301							

* Includes loans in NIP areas, specially designated areas, and designated rehabilitation areas.

TABLE 4: Real Estate Activity, 1982

	OWNERSHIP						RENTAL		TOTAL
	FREEHOLD			CONDOMINIUM			ROW	APT	
	SINGLE	DOUBLE	ROW	ROW	APT				
Inventory January 1, 1982	14	9	1	73	976		0	68	1,141
Acquisitions, 1982	10	6	1	14	50		0	57	138
Sales Closed, 1982	20	8	2	69	594		0	0	693
Year End Inventory	4	7	0	18	432		0	125	586

APPENDIX A

DEFINITIONS UNDER THE NATIONAL HOUSING ACT (NHA)

TABLE 1

Direct Loans for Social Housing Includes:

Section 43
Section 40 Federal-Provincial Regular
Section 40 Rural and Native Housing
All Section 15 Non-Profit and Co-operative: Direct and Equity
15.1 Non-Profit, Public and Private
Section 34.18 Co-operative

Direct Loans for Market Housing Includes:

Section 58 Homeowner (Graduated and equal payment mortgage and rental)
Section 59 Department of Indian and Northern Development, Indians on reserve

Insured Loans Plus Other NHA Assistance, Includes:

Section 14.1 Assisted Rental Program, Private, Payment Reduction Loan
Section 34.16 Assisted Home Ownership Program, Private, Payment and Interest Reduction Loans
Section 56.1 Public and Private Non-Profit and Co-operative and Indians on reserve

Insured only, is:

Section 6 on new housing for rental and ownership where none of the above are involved.

Conventional and Other is all non-NHA financed activity.

TABLE 2

Market Area or Municipality:

Municipal or regional boundaries as specified.

Municipal/Provincial Non-Profit includes all activity under Section 44(1)(a) and Section 56.1 Municipal/Provincial Non-Profit.

Private Non-Profit includes all activity under Section 56.1 Private Non Profit.

Co-operative includes all activity under Section 56.1 Co-operatives.

Rural & Native Units includes all Section 40 Rural and Native Housing (home-owner and rental) activity.

Market Housing includes all commitments for insured homeowner and rental units under Section 6, included graduated payment mortgages. All other units financed under the NHA where no other programs are involved are also included in this category.

TABLE 3

Landlord units and dollars refers to both the 34.1 RRAP Rental (D) and Rental (P) programs. In the latter case, the dollars will refer to only the forgiveness portion. Under Rental (D) the dollars will refer to the loan amount.

TABLE 4

Real Estate Sales in 1981

Cummulative number of sales closing in 1981. House type-tenure identified by intended market. For example, condominium units or projects sold by CMHC as rental units or projects are classified as rental.

C.M.H.C. LIST OF OFFICES
IN
ONTARIO REGION

OFFICES	MANAGER	TELEPHONE NO.	CIVIC ADDRESS	MAILING ADDRESS
BARRIE	G.P. Williams	(705) 728-4811	Civic Square Tower Suite 701 70 Collier Street, BARRIE, Ontario	P.O. Box 578, BARRIE, Ontario L4M 4V1
HAMILTON	J. Stacey	(416) 523-2451	350 King Street East, Suite 202 HAMILTON, Ontario	P.O. Box 56, HAMILTON, Ontario L8N 3B1
KINGSTON	C.W. Pugsley	(613) 547-2457	Empire Life Bldg. Suite 402 259 King Street East KINGSTON, Ontario	P.O. Box 730, KINGSTON, Ontario K7L 4X6
KITCHENER	L.A. Williams	(519) 743-5264	Commerce House 6th Floor 50 Queen Street North KITCHENER, Ontario	P.O. Box 2067, KITCHENER, Ontario N2H 6K8
LONDON	C.W. Lusk	(519) 438-1731	4th Floor 285 King Street LONDON, Ontario	P.O. Box 2845, LONDON, Ontario N6A 4H4
MISSISSAUGA	J.D. Ewart	(416) 272-1744	Atrium Building Suite 670 33 City Centre Drive MISSISSAUGA, Ontario	P.O. Box 4020, Station A, MISSISSAUGA, Ontario L5A 3W8
NORTH BAY	L. Levasseur	(705) 472-7750	593 Main Street East, NORTH BAY, Ontario	P.O. Box 1260, NORTH BAY, Ontario P1B 8K5
ONTARIO REGIONAL OFFICE				
General Manager	B.A. Randall	(416) 498-7300	2255 Sheppard Ave. E.	Same as Civic Address
District Manager (South)	R.D. Parkinson		Suite 222E,	
District Manager (North)	J.E. Thompson		WILLOWDALE, Ontario	M2J 4Y1

C.M.H.C. LIST OF OFFICES
IN
ONTARIO REGION

OFFICES	MANAGER	TELEPHONE NO.	CIVIC ADDRESS	MAILING ADDRESS
OSHAWA	G.B. Thompson	(416) 571-3200	Suite 200 2 Simcoe St. S. OSHAWA, Ontario	P.O. Box 890, OSHAWA, Ontario L1H 7N1
OTTAWA	W.J. Markey	(613) 225-6770	1500 Merivale Road OTTAWA, Ontario	P.O. Box 5050 Station F OTTAWA, Ontario K2C 3K5
PETERBOROUGH	R.J. Corneil	(705) 743-3584	251 Charlotte Street PIETERBOROUGH, Ontario	P.O. Box 689 PIETERBOROUGH, Ontario K9J 6Z8
ST. CATHARINES	N. Laver	(416) 685-6521	50 William Street ST. CATHARINES, Ontario	P.O. Box 308 ST. CATHARINES, Ont. L2R 6T7
SAULT STE. MARIE	B.M. Burns	(705) 256-5603	Station Tower 3rd Floor 421 Bay Street SAULT STE. MARIE, Ontario	P.O. Box 189 SAULT STE. MARIE, Ont. P6A 5L6
SUDBURY	G. Emard	(705) 675-2206	Scotia Tower Suite 306 30 Cedar Street SUDBURY, Ontario	P.O. Box 1300 SUDBURY, Ontario P3E 4S7
THUNDER BAY	R.B. Fenlon	(807) 623-3496	West Arthur Place Suite 302 1265 Arthur Street THUNDER BAY, Ontario	P.O. Box 940 Station F THUNDER BAY, Ontario P7C 4X8
TORONTO	C.K. Holder	(416) 781-2451	650 Lawrence Ave. West TORONTO, Ontario M6A 1B2	Same as Civic Address
WINDSOR	G.W. Beardsall	(519) 253-7427	Suite 303 380 Quellette Avenue WINDSOR, Ontario N9A 5W2	Same as Civic Address

C.M.H.C. LIST OF OFFICES
IN
ONTARIO REGION

OFFICES	MANAGER	TELEPHONE NO.	CIVIC ADDRESS	MAILING ADDRESS
CORNWALL	G.J. Bazinet Representative	(613) 933-6225	502 Pitt Street CORNWALL, Ontario K6J 3R5	Same as Civic Address
KENORA	M. McCormick Administrator	(807) 468-3464	Kenora Shoppers Mall Railway Street KENORA, Ontario	P.O. Box 2860 KENORA, Ontario P9N 3X8
OWEN SOUND	R.E. Vachon Resident Inspector	(519) 376-1391	Government of Canada Bldg., Room 201 Third Avenue OWEN SOUND, Ontario N4K 5N9	Same as Civic Address
PEMBROKE	G. Evans Representative	(613) 735-0669	2nd Floor Provincial Bank Bldg. 79 Pembroke Street W. PEMBROKE, Ontario K8A 5M5	Same as Civic Address
SARNIA	S.B. Chapman Administrator	(519) 344-1119 344-1110	Suite 603 Polysar Bldg. 201 Front Street N. SARNIA, Ontario N7T 7T9	Same as Civic Address
TIMMINS	C. Bertrand Administrator	(705) 267-1112	37 Preston Street South TIMMINS, Ontario P4N 3M7	Same as Civic Address

JUN 10 1987

